

PLANNING COMMITTEE

18 January 2018

Minutes of the Planning Committee meeting held at the Town Hall, Bexhill-on-Sea on Thursday 18 January 2018 at 9:47am.

Committee Members present: B. Kentfield (Chairman), G.C. Curtis (Vice-Chairman), Mrs M.L. Barnes (ex-officio), Mrs D.C. Earl-Williams, R.V. Elliston, A.E. Ganly, Mrs B.A. Hollingsworth, Mrs J.M. Hughes, J.M. Johnson, Mrs S.M. Prochak, G.F. Stevens and M.R. Watson.

Other Member Present: Councillor: C.J. Saint.

Advisory Officers in attendance: Service Manager – Strategy and Planning, Development Manager, Team Leader and North Bexhill Manager, Principle Planning Officer and Democratic Services Officer.

Also Present: 4 members of public.

PL17/44. MINUTES

The Chairman was authorised to sign the minutes of the meeting held on 7 December 2017 as a correct record of the proceedings.

PL17/45. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors A.K. Azad, P.R. Douart and T.W. Graham.

PL17/46. WITHDRAWN APPLICATIONS

It was noted that the following applications were withdrawn from the agenda and would be reported to a future Planning Committee meeting:

- RR/2017/2308/P – Darvel Down, land at Netherfield
- RR/2017/2175/P – Barnhorn Road, land north of and west of The BroadWalk
- RR/2017/1914/P – Pebsham Rural Business Park, Pebsham Lane

PART II - DECISIONS TAKEN UNDER DELEGATED POWERS

PL17/47. PLANNING APPLICATIONS

(6)

Outline planning permissions are granted subject to approval by the Council of reserved matters before any development is commenced,

which are layout, scale, appearance, access and landscaping. Unless otherwise stated, every planning permission or outline planning permission is granted subject to the development beginning within three years from the date of the permission. In regard to outline permissions, reserved matters application for approval must be made within three years from the date of the grant of outline permission; and the development to which the permission relates must begin no later than whichever is the later of the following dates: the expiration of three years from the date of the grant of outline permission or, the expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matters to be approved.

In certain circumstances the Planning Committee will indicate that it is only prepared to grant or refuse planning permission if, or unless, certain amendments to a proposal are undertaken or subject to completion of outstanding consultations. In these circumstances the Service Manager – Strategy and Planning can be given delegated authority to issue the decision of the Planning Committee once the requirements of the Committee have been satisfactorily complied with. A delegated decision does not mean that planning permission or refusal will automatically be issued. If there are consultation objections, difficulties, or negotiations are not satisfactorily concluded, then the application will have to be reported back to the Planning Committee or reported via the internal-only electronic Notified 'D' system by means of providing further information for elected Members. This delegation also allows the Service Manager – Strategy and Planning to negotiate and amend applications, conditions, reasons for refusal and notes commensurate with the instructions of the Committee. Any applications which are considered prior to the expiry of the consultation reply period are automatically delegated for a decision.

RESOLVED: That the Planning Applications be determined as shown in Appendix A, attached.

PL17/48. **APPEALS**
(7.1)

Members noted the report on Appeals that had been lodged, allowed or dismissed since the Committee's last meeting, together with the list of forthcoming Hearings and Inquiries.

RESOLVED: That the report be noted.

PL17/49. **DATE FOR SITE INSPECTIONS** – Tuesday 6 February 2018 at 8:30am departing from the Town Hall, Bexhill.

CHAIRMAN

The meeting closed at 11:15am

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RR/2017/2308/P **BATTLE** Darvel Down – land at, Netherfield
Outline: Erection of 25 dwellings.

Statutory 13 week date: 29 January 2018

APPLICATION WITHDRAWN FROM AGENDA

RR/2017/2175/P **BEXHILL** Barnhorn Road - Land North of and west
of The Broadwalk

Erection of 72 bedroom care home with car parking,
landscaping and all ancillary works.

Statutory 13 week date: 29 January 2018

APPLICATION WITHDRAWN FROM AGENDA

RR/2017/1914/P **BEXHILL** Pebsham Rural Business Park,
Pebsham Lane

Proposed commercial building.

Statutory 8 week date: 12 December 2017
Extension of time agreed to: 25 January 2018

APPLICATION WITHDRAWN FROM AGENDA

RM
RR/2017/1714/P **PETT** Pannel Place, Oak Valley Camping, Pannel
Lane, Pett

Development of a campsite for a maximum of thirty
tents including two glamping tents with timber bases,
from 1 March to 31 October each year. Conversion of
two loose boxes to wash block. Installation of a cess
pit. Use of stable block as ancillary storage.
Replacement of sand school with a children's play
area. Parking for guests. Temporary stationing for a
12 month period of two mobile shower blocks and six
chemical toilets. Provision of seven passing bays in
Pannel Lane. (Part retrospective)

Statutory 8 week date: 19 September 2017
Extension of time agreed to: 22 January 2018

DECISION: REFUSE (FULL PLANNING)

Prior to the Committee meeting, Members had visited the site which was located in the High Weald Area of Outstanding Natural Beauty (AONB) observing the proposal site and the access to the site from Pett village along Pannel Lane. Further comments from the Parish Council, the neighbouring property Bluebells, the County Councillor and observations from the agent in relation to the recommendation for a temporary permission had been received and had been forwarded to Members prior to the Committee.

The application was for the siting of 30 tents and two glamping units on a seasonal basis (March to October) together with other facilities (wash blocks, toilets, children's play area, parking, installation of a cess pit and including the provision of seven passing bays in Pannel Lane). A previous application for 20 tents and one glamping unit had been refused on highway grounds, therefore a new scheme had been developed which encompassed additional facilities and responded to the previous highway refusal.

Members were concerned over the access road to the site and potential conflict with pedestrians and non-motorised transport. They recognised that the provision of seven passing bays would alleviate issues with cars passing each other, however noted that the passing bays were not in sight of each other and that the access into Pannel Lane was particularly narrow in Pett village, with no passing bay near the junction.

Although the Highway Authority had not objected to the proposal, Members remained concerned about the amount of traffic generated by the number of tents on the site, and including the regular tankers required to service the cess pit. The development of the site for tourism use on this scale necessitated changes to the lane by way of the provision of passing bays, which, Members felt would alter the appearance and character of the lane, which was noted to be an historic routeway, and therefore impact adversely on the rural area and the AONB.

Members had to balance the benefits of tourism against the limitations of the access route and the neighbours' interests and considered that the application should be refused.

REASON FOR REFUSAL:

1. The development of the site for tourism use on the scale and for the purposes intended would require, in the interests of highway safety, improvements to Pannel Lane designated as an historic routeway within the High Weald Area of Outstanding Natural Beauty. Such necessary improvements, involving the creation of seven passing places, would necessitate alterations to widen the metalled lane and significantly cut back vegetation, eroding its visual and historic character. The development would thereby fail to protect the landscape character and scenic beauty of the High Weald AONB, contrary to policies OSS4 (iii) and EN1(i) of the Rother Local Plan Core Strategy and paragraph 115 of the National Planning Policy Framework.

NATIONAL PLANNING POLICY FRAMEWORK: In accordance with the requirements of the Framework (paragraphs 186 and 187) and with the Town and Country Planning (Development Management Procedure) (England) Order 2015, the

Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason for refusal, thereby allowing the applicant the opportunity to consider the harm caused and whether or not it can be remedied as part of a revised scheme.

(Councillor Mrs Prochak declared a personal interest in this matter in so far as her husband was Chairman of the local CPRE who made comments on the application and in accordance with the Members' Code of Conduct remained in the room during the consideration thereof.)

[View application/correspondence](#)

RR/2017/2210/P

**EWHURST 'Damson Field', Shoreham Lane,
Ewhurst Green**

**Multi-purpose agricultural farm building in
connection with use of land as a small holding.
Erection of fences, portable shelters and polythene
tunnels.**

Statutory 8 week date: 1 December 2017

Extension of time agreed to: 22 January 2018

DECISION: REFUSE (FULL PLANNING)

REASONS FOR REFUSAL:

1. It has not been demonstrated that the proposed development, and in particular the agricultural building, is needed to support farming or agricultural needs on this small area of agricultural land. In particular, the lack of justification relates to the precise nature and extent of agricultural activities proposed on the site, whether or not it is the intention to operate the holding as a commercial agricultural enterprise, the scale and numbers of livestock/produce, the nature of any outlets for the livestock/produce, the expected quantities of stored produce and the types of machinery to be used and stored on the land. As such the proposal would be in conflict with Policies RA2 (iii) and RA3 (i) of the Rother Local Plan Core Strategy.
2. The proposed development would introduce permanent structures onto an undeveloped field in the countryside. The proposed farm building in particular would, by virtue of its height in excess of 7 metres be noticeably visible and prominent from the highway, from the public footpath that runs through the site and in wider views outside of the site itself. The additional structures proposed, including the field shelter and the polytunnels, would also become visually and prominently apparent from these vantage points. As a whole, the proposed development would be of an inappropriate scale and design that would clutter this unspoilt area of land and would not maintain or improve the intrinsic value, locally distinctive rural character, or landscape features of this countryside location. It would result in significant harm to the landscape character and scenic beauty of the High Weald Area of Outstanding Natural Beauty, contrary to Policies OSS3 (vi), OSS4 (iii),

RA2 (viii), RA3 (i) (v) and EN1 (i) of the Rother Local Plan Core Strategy and paragraph 115 of the National Planning Policy Framework.

NOTE:

1. This decision notice relates to the following set of plans:
Drawing no. 1713 [2] – 1, dated October 2017.
Drawing no. 1713 [2] – 2A, dated 13 November 2017.
Drawing no. 1713 [2] – FENCING, dated December 2017.
Drawing no. 1713 [2] – FIELD SHELTER, dated December 2017.
Drawing no. 1713 [2] – POLYTUNNEL, dated December 2017.

NATIONAL PLANNING POLICY FRAMEWORK: In accordance with the requirements of the Framework (paragraphs 186 and 187) and with the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason for refusal, thereby allowing the applicant the opportunity to consider the harm caused and whether or not it can be remedied as part of a revised scheme.

[View application/correspondence](#)

RR/2017/2533/P

BEXHILL 21 Ninfield Road

Change of use of first floor bakery and offices to two residential flats.

Statutory 8 week date: 4 January 2018
Extension of time agreed to: 22 January 2018

DECISION: GRANT (FULL PLANNING)

CONDITIONS:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: In accordance with section 91 of the Town and Country Planning Act 1990 (as amended by section 51 of the Planning and Compulsory Purchase Act 2004).
2. The development hereby permitted shall be carried out in accordance with the following approved plans and details:
Planning Statement 4570 November 2017
4570.LBP October 2017
4570.SP October 2017
4570.2 September 2017
Reason: For the avoidance of doubt and in the interests of proper planning, as advised in Planning Practice Guidance Paragraph: 022 Reference ID: 21a-022-20140306.

NOTES:

1. The Community Infrastructure Levy (CIL) applies to this permission.

NATIONAL PLANNING POLICY FRAMEWORK: In accordance with the requirements of the Framework (paragraphs 186 and 187) and with the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

(Councillors Mrs J.M. Hughes and R.V. Elliston each declared a personal interest in this matter in so far as the owner of the property was a fellow councillor who had been known to both the Councillors for a number of years and in accordance with the Members' Code of Conduct remained in the room during consideration thereof.)

(Councillor Mrs D.C. Earl-Williams declared a disclosable pecuniary interest in this matter as her husband is the owner of the property and in accordance with the Members' Code of Conduct left the room during the consideration thereof.)

(Councillor Mrs B.A. Hollingsworth declared a personal interest in this matter in so far as her daughter lived in the vicinity of the proposal and in accordance with the Members' Code of Conduct remained in the room during the consideration thereof.)

[View application/correspondence](#)

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