

PLANNING COMMITTEE

31 May 2018

Minutes of the Planning Committee meeting held at the Town Hall, Bexhill-on-Sea on Thursday 31 May 2018 at 9:30am.

Committee Members present: B. Kentfield (Chairman), Mrs M.L. Barnes (Vice-Chairman), A.K. Azad (in part), G.C. Curtis, P.R. Douart (in part), Mrs D.C. Earl-Williams, R.V. Elliston (in part), A.E. Ganly, T.W. Graham, Mrs B.A. Hollingsworth, Mrs J.M. Hughes, Mrs S.M. Prochak, G.F. Stevens and M.R. Watson.

Other Member Present: Councillor Lord Ampthill (in part), J. Barnes, K.P. Dixon (in part), K.M. Field (in part), I.G.F. Jenkins (in part), Mrs E.M. Kirby-Green (in part), C.R. Maynard (in part) and P.N. Osborne (in part).

Advisory Officers in attendance: Head of Service Strategy and Planning, Development Manager, DM & Strategy Principal Planning Officer, DM & Strategy Senior Planning Officer and Democratic Services Officer.

Also Present: 30 members of public.

PL18/04. **MINUTES**

The Chairman was authorised to sign the minutes of the meetings held on 19 April 2018 and 21 May 2018 as correct records of the proceedings.

PL18/05. **APOLOGIES FOR ABSENCE**

An apology for absence was received from Councillor J.M. Johnson, the Chairman of the Council.

PART II - DECISIONS TAKEN UNDER DELEGATED POWERS

PL18/06. **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 Head of Service 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 Head of Service 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.

PL18/07.
(7.1) **APPEALS**

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

RESOLVED: That the report be noted.

PL18/08. **DATE FOR SITE INSPECTIONS** – Tuesday 19 June 2018 at 8:30am
departing from the Town Hall, Bexhill.

CHAIRMAN

The meeting closed at 1:25pm

pl180531jh

RM

RR/2017/1450/P

PLAYDEN Shellfield, New England Lane

Outline: Demolition of existing dwelling and erection of up to 24 No. new houses and associated external works.

Statutory 13 week date: 16 October 2017

Extension of time agreed to: 6 June 2018

DECISION: REFUSE (OUTLINE PLANNING)

Members had visited the site which was situated in the Parish of Playden and comprised of a single residential property, its garden and an adjoining field on the northern edge of Rye. The proposed access to the site was via New England Lane which would require alteration to the A268 junction and the provision of adequate visibility splays. The land gently sloped from west to east but fell away more steeply easterly from New England Lane which was therefore at a significantly lower level than the application site. A number of dwellings in Saltcote Lane backed onto the southern side of the site and a public footpath adjoined the eastern boundary. The site was located outside of any town or village development boundary as defined within the 2006 Rother Local Plan and also fell within an Archaeological Notification Area.

The outline proposal included the demolition of an existing property and erection of up to 24 dwellings including associated external works. Consideration was given to the updated information and additional objections received which were circulated to Members prior to the meeting.

Members heard from both the spokesperson representing those people objecting to the scheme and from a spokesperson for the applicant, in addition to the local Ward Members and Planning Officers. Members asked a series of questions in relation to a number of issues. These included: highway issues including the alterations of the junction of New England Lane and A268, the visibility splays that would be required on accessing the site and increases in traffic volume; the impact of the housing on the appearance and landscape; the character of the area within the historic / doomsday village of Playden; lack of local facilities; and local public transport connectivity.

The Committee considered the comments submitted by Playden Parish Council and the County Highway Authority who had no objection to the scheme subject to conditions regarding visibility splay and layout of the junction on New England Lane/A268. Consideration was also given to the archaeological matters in light that the East Sussex County Council's Archaeologist had initially recommended refusal due to lack of information. Although the County Highway Authority had not objected to the proposal, Members expressed concern regarding increased traffic that would be generated by the development in a small hamlet/village setting including the necessary changes to the junction and visibility splays. The discussion focused particularly on impact of the proposal on the edge of Rye, but several Members considered that the site itself was particularly seen and perceived to be part of the

historic village of Playden which was much more sporadic in form and lower in density.

Councillor Watson moved the motion to grant (Outline Planning) and this was seconded by Councillor Mrs Hughes. The motion was declared LOST (4 for / 8 against).

Members discussed further the sustainability of the proposal, the distance of the proposal from village amenities and lack of good transport links and expressed concern about the density of the scheme and impact on the landscape.

Members recognised that the applicant had amended the application from 24 dwellings to 'up to' 24 dwellings and had worked with officers to address some design and layout aspects of the scheme. In weighing up all the issues including the lack of a current 5-year supply of available housing land, Members considered that the harm the application would cause to the landscape on the character of Playden would outweigh the benefits the scheme would bring and that the development would undesirably extend the built development in this area. Therefore, the Committee considered that the application should be refused.

REASONS FOR REFUSAL:

1. Having regard to the generally more spacious character of Playden village and nearby properties, the residential development of this site with the number and form of units proposed, and shown indicatively in plan form, would appear overly dense and not reflective of the area. As such the development on this site, which is not seen as part of, or related to, the higher density areas of Rye itself to the south or land to the west, would be detrimental to the landscape setting and historic identity of Playden village. The development would represent environmentally unsustainable development that would fail to accord with paragraphs 7 and 17 of the National Planning Policy Framework and Policies OSS3 (i), OSS4 (iii), RA2 (viii) RA3 (v) and EN1 (v) of the Rother Local Plan Core Strategy.
2. Playden is not a sustainable location for this scale of new residential development in terms of residents having close or reasonable access to services and facilities to meet daily living. As a consequence the proposal would be in conflict with the underlying sustainable intentions of the National Planning Policy Framework, paragraph 7 and contrary to Policy OSS3 (ii) of the Rother Local Plan Core Strategy.

Note:

1. The refusal of planning permission relates to the following schedule of plans:
Drawing No. PL001 Revision B, dated Dec'16.
Drawing No. 2017/3631/002 Revision C, dated October 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 reasons 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 branch of the Campaign to Protect Rural England 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/2017/2390/P

BATTLE North Trade Road – land south of

Outline: Erection of up to 25 dwellings including affordable housing, parking, cycle parking, sustainable drainage, associated landscaping and creation of new access off North Trade Road.

Statutory 13 week date: 30 January 2018

Extension of time agreed to: 21 June 2018

DECISION: GRANT (OUTLINE PLANNING) DELEGATED (SUBJECT TO A SECTION 106 PLANNING OBLIGATION RELATING TO:

- **Provision of 35% affordable housing units and nomination rights (including 65% affordable rented).**
 - **A new vehicular access into the site.**
 - **The footway upgraded on the south side of North Trade Road, a pedestrian crossing with dropped kerb and tactile paving on North Trade Road.**
 - **The removal of the existing traffic calming build out and hatch markings on North Trade Road, with replacement road markings).**
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CONDITIONS:

1. Approval of the details of layout, appearance, landscaping and scale (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before development commences on each phase of the development.
Reason: In accordance with the requirements of Article 4(1) of the Town and Country Planning (Development Management Procedure) Order 2010.
2. Plans and particulars of the reserved matters referred to in Condition 1 above shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.
Reason: In accordance with the requirements of Article 4(1) of the Town and Country Planning (Development Management Procedure) Order 2010.
3. Application for approval of all the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
Reason: In accordance with section 92 of the Town and Country Planning Act 1990 (as amended by section 51 of the Planning and Compulsory Purchase Act 2004).
4. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved

matters to be approved, whichever is the later.

Reason: In accordance with section 92 of the Town and Country Planning Act 1990 (as amended by section 51 of the Planning and Compulsory Purchase Act 2004).

5. The development hereby permitted shall be carried out in accordance with the following approved plans:

Development Parameters Plan: Drawing No. DE294_001 Rev C:

Proposed site access arrangements: Drawing No. ITL12424-SK-010:

subject to, in the case of the Development Parameters Plan, no dwellings, ancillary buildings, roads, or parking areas are hereby approved within the area below the dashed red line coloured beige and identified with the legend as 'ancillary residential infrastructure'. For the avoidance of doubt this would not prevent the area being used as part of the rear gardens of properties, as part of a sustainable urban drainage systems, or landscaping/planting, or a combination of these uses.

Moreover, the scale of the development does not form part of the outline application and the annotation on the Development Parameters Plan relating to the height of buildings is not hereby approved.

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.

6. Pursuant to Condition 1, no above ground works shall commence until details of the following have been submitted and approved by the Local Planning Authority, and the development shall thereafter be completed in accordance with the approved details:

- a) 1:200 scale street-scene drawings, accurately reflecting site topography, and showing proposed buildings in context.
- b) 1:50 drawings of all proposed buildings including details of all fenestration, eaves details, porches, dormers, roof-lights, chimneystacks, pipes, vents and utility meters and boxes.
- c) Samples of the materials to be used in the construction of all external faces of the buildings.
- d) The proposed site levels and finished floor levels of all buildings in relation to existing site levels, and to adjacent highways and properties (including levels of paths, drives, steps and ramps).

Reason: To ensure a high building appearance and architectural quality, in accordance with Policy EN3 of the Rother Local Plan Core Strategy and the National Planning Policy Framework.

7. Pursuant to Condition 1, no above ground works shall commence until the following public realm and hard landscaping details have been submitted and approved by the Local Planning Authority, and the development shall thereafter be carried out as approved and in accordance with an agreed implementation programme:

- a) Proposed finished levels or contours.
- b) Boundary treatments and other means of enclosure (fences, railings and walls) indicating the locations, design, height, materials of such.
- c) Car-parking layouts.
- d) Design of other vehicle and pedestrian access and circulation areas, (including street widths, pavements and cycle-ways where relevant, and other strategic public realm).

- e) Hard surfacing materials (including road surfaces, cycle-ways, footpaths, parking spaces and other areas of hard-standings, kerbs and tactile paving).
- f) Street furniture, signage and lighting (if proposed), including proposed locations.

Reason: To ensure the creation of a high quality public realm, landscape setting, minimal impact upon retained trees and architectural quality in accordance with Policy EN3 and EN1 of the Rother District Local Plan Core Strategy.

8. The soft landscaping details to be submitted pursuant to Condition 1 shall include the following:

- a) Indications of all existing trees and hedgerows on the land including details of those to be retained, together with measures for their protection in the course of development.
- b) Design, layout and appearance of structural and amenity green space, including verges.
- c) Planting plans, including landscape and ecological mitigation (buffer planting and green buffers).
- d) Written specifications (including cultivation and other operations associated with plant and grass establishment).
- e) Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate.
- f) Details for implementation.

The development shall thereafter be carried out as approved and in accordance with an agreed implementation programme.

Reason: To ensure the creation of a high quality public realm and landscape setting that enhances the landscape and scenic quality of the High Weald Area of Outstanding Natural Beauty in accordance with Policies EN1 and EN3 of the Rother District Local Plan Core Strategy.

9. If within a period of five years from the date of occupation any retained tree, planted tree, or any tree planted in replacement for it, is removed, uprooted, destroyed or dies, [or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective] another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason: To enhance the appearance of the development and the landscape of the High Weald Area of Outstanding Natural Beauty in accordance with Policies EN1 and EN3 of the Rother Local Plan Core Strategy.

10. Prior to the occupation of the development, a landscape management plan, including management responsibilities and maintenance schedules for the communal hard and soft landscape/open space areas, including any street furniture and minor artefacts therein, shall be submitted to and approved by the Local Planning Authority. The landscape management plan shall be carried out as approved.

Reason: To ensure a high quality public realm taking account of the characteristics of the locality and enhancing the landscape character and quality of the High Weald Area of Outstanding Natural Beauty in accordance with Policies OSS4 (iii), EN1 and EN3 (ii) (e) of the Rother Local Plan Core Strategy.

11. No other development shall commence until the vehicular access serving the development has been constructed in accordance with the approved

Drawing No. ITL12424-SK-010 and construction details, form HT401, attached to this permission.

Reason: In the interests of road safety in accordance with Policy TR3 of the Rother Local Plan Core Strategy.

12. No part of the development shall be first occupied until visibility splays of 2.4m by 70m have been provided at the proposed site vehicular access onto North Trade Road in accordance with the approved plans. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 600mm.

Reason: In the interests of road safety in accordance with Policy TR3 of the Rother Local Plan Core Strategy.

13. Pursuant to Condition 1, no dwelling shall be occupied until the car parking spaces serving that dwelling have been constructed and provided in accordance with plans and details to be submitted for consideration and subsequent approval in writing by the Local Planning Authority. The parking areas, once approved, shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles.

Reason: To provide car parking space for the development in accordance with Policy TR4 of the Rother Local Plan Core Strategy.

14. Pursuant to Condition 1, no dwelling shall be occupied until covered and secure cycle parking spaces serving that dwelling have been provided in accordance with plans and details to be submitted for consideration and subsequent approval in writing by the Local Planning Authority. The approved areas shall thereafter be retained for that use and shall not be used other than for the parking of cycles.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies including Policy TR3 of the Rother Local Plan Core Strategy.

15. Pursuant to Condition 1, no part of the development shall be occupied until the vehicle turning space has been constructed within the site in accordance with details submitted to and approved in writing by the Local Planning Authority. This space shall thereafter be retained at all times for this use and shall not be obstructed.

Reason: In the interests of road safety in accordance with Policy TR3 of the Rother Local Plan Core Strategy.

16. Pursuant to Condition 1, no dwelling shall be occupied until the road(s), footways and parking areas serving that plot have been constructed, surfaced, and drained in accordance with plans to be submitted for consideration and approval in writing by the Local Planning Authority. The submitted details shall also include details of any street lighting, in the event that this is proposed. The development shall only be carried out in accordance with the approved details.

Reason: To secure satisfactory standards of access for the proposed Development in accordance with Policy TR3 of the Rother Local Plan Core Strategy.

17. Construction Management Plan – no development shall take place, including any ground works or works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered

to in full throughout the entire construction period. The Plan shall provide details as appropriate but not be restricted to the following matters:

- a) The anticipated number, frequency and types of vehicles used during construction.
- b) The method of access and egress and routeing of vehicles during construction.
- c) The parking of vehicles by site operatives and visitors.
- d) The loading and unloading of plant, materials and waste.
- e) The storage of plant and materials used in construction of the development.
- f) The erection and maintenance of security hoarding.
- g) The provision and utilisation of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders).
- h) Details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area in accordance with Policies OSS4 (ii) and TR3 of the Rother Local Plan Core Strategy.

18. No development shall take place until the developer has secured the implementation of a programme of archaeological work, in accordance with a Written Scheme of Archaeological Investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with the National Planning Policy Framework. A pre-commencement condition is necessary to avoid disturbance and damage to any below-ground archaeology during initial groundwork.

19. The development hereby permitted shall not be brought into use until the archaeological site investigation and post investigation assessment (including provision for analysis, publication and dissemination of results and archive deposition) has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 18 to the satisfaction of the Local Planning Authority, in consultation with the County Planning Authority.

Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with the National Planning Policy Framework.

20. Prior to commencement of any below ground works in association with the development hereby approved, the following details in respect of a surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority, and the development shall thereafter be completed and maintained in accordance with the approved details:

- a) The surface water drainage strategy in the supporting FRA should be detailed and implemented. Surface water run-off from the proposed development should be limited to the determined green-field run-off rates for all rainfall events including those with a 1 in 100 year (plus climate change) annual probability occurrence).
- b) Detailed hydraulic calculations are required to support the surface water management proposals. Calculations should take into account the connectivity of different drainage features.

- c) The condition and capacity of the receiving watercourse to accommodate surface water run-off from the development should be investigated as part of the detailed design.
- d) The detailed design of the cellular storage tanks should be informed by the findings of additional groundwater monitoring in winter.
- e) A maintenance and management plan for the entire drainage system.
- f) Details measures to manage flood risk, both on and off the site, during the construction phase.
- g) Prior to the occupation of any dwelling, provide evidence (including photographs) showing that the drainage system for that plot has been constructed as per the final agreed detailed drainage designs.

Reason: A pre-commencement condition is required as the very nature of surface water drainage schemes can require works to be put in place prior to any other above ground development being undertaken. To control the quality and rate of run-off in relation to surface water drainage thereby protecting water quality and reducing local flood risks in accordance with Policies SRM2 (iii) and EN7 (iii) of the Rother Local Plan Core Strategy and paragraphs 100 and 103 of the National Planning Policy Framework with accompanying ministerial statement of December 2014.

21. No development shall commence until a scheme for the provision of foul water drainage works has been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water and no dwelling shall be occupied until the drainage works to serve that plot have been provided in accordance with the approved details.

Reason: These details are integral to the whole development and are therefore required prior to commencement of works to prevent the increased risk of flooding, to improve and protect water quality, and ensure future maintenance of the surface water drainage system in accordance with Policies SRM2 (iii) and EN7 (iii) of the Rother Local Plan Core Strategy and paragraphs 100 and 103 of the National Planning Policy Framework with accompanying ministerial statement of December 2014.

22. No development shall commence until an ecological design strategy (EDS) addressing enhancement of the site for biodiversity has been submitted to and approved in writing by the Local Planning Authority. The EDS shall include the following:

- a) Purpose and conservation objectives for the proposed works.
- b) Review of site potential and constraints.
- c) Detailed design(s) and/or working method(s) to achieve stated objectives.
- d) Extent and location/area of proposed works on appropriate scale maps and plans.
- e) Type and source of materials to be used where appropriate e.g. native species of local provenance.
- f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
- g) The persons responsible for implementing the works.
- h) Details of initial aftercare and long-term maintenance.
- i) Details for monitoring and remedial measures.
- j) Details for disposal of any wastes arising from the works.

The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: A pre-commencement condition is required to enable the Local Planning Authority to properly ensure the protection of protected species

identified by EU & UK Wildlife Protection Legislation and the UK Biodiversity Action Plan in accordance with Policy EN5(ii), (v) and (viii) of the Rother Local Plan Core Strategy.

23. Within the details required under Condition 1, proposals for the siting and form of bins for the storage and recycling of refuse within the site (internally or externally), and a collection point, shall be submitted for the consideration and subsequent approval of the Local Planning Authority. Bin and recycling provision shall be in place for each dwelling prior to its occupation in accordance with the approved details and shall thereafter continue, with all bins and containers available for use, maintained and replaced as need be. Reason: In the interests of providing sustainable development and protect and safeguard the residential and visual amenities of the locality in accordance with Policy OSS4 (i), (ii) and (iii) of the Rother Local Plan Core Strategy.

Notes:

1. This permission is the subject of an obligation under section 106 of the Town and Country Planning Act 1990.
2. Southern Water has indicated that a foul sewer crosses the site. This needs to be protected during the course of development and a 3m clearance either side of the sewer would be required to protect it from construction works and allow access for future maintenance. No development or tree planting should be located within 3m of the sewer and no soakaways should be constructed within 5m of the sewer. Alternatively, the developer may seek to divert the sewer, which may be possible provided this resulted in no unacceptable loss of hydraulic capacity, and work was carried out at the developer's expense to the satisfaction of Southern Water under the relevant statutory provisions. The developer should contact Southern Water in this regard.
3. The East Sussex County Council Highway Authority would wish to see the roads within the site that are not to be offered for adoption laid-out and constructed to standards at, or at least close to, adoption standards.
4. The East Sussex County Council Highway Authority's requirements associated with this development proposal will need to be secured through a section 106/278 Legal Agreement between the applicant and East Sussex County Council.
5. With respect to the proposed soft landscaping details, the details to be submitted should include further low level within the tree belt to bolster planting at a lower level below the canopies of the trees along the northern boundary and substantial new planting (including trees) to soften the edge of the development at the southern boundary and merge the transition with countryside.
6. The proposed development will be subject to the Community Infrastructure Levy (CIL) at the reserved matters stage.

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 within the application (as originally submitted) and negotiating, with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

[View application/correspondence](#)

RR/2017/2255/P

PEASMARSH Dew Farm, Dew Lane

Alterations to agricultural buildings to create winery. Change of use from, and alterations to, industrial buildings to form on-site holiday accommodation. Educational space, cafe and associated facilities. Change of use and alterations to agricultural building to form farm shop for local produce. Seasonal siting of 3 No. bell tents for holiday use. Car parking and landscaping associated with the whole enterprise.

Statutory 8 week date: 3 January 2018

Extension of time agreed to: 5 June 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 documents and drawings:
Hone Ecology Extended Phase 1 Ecological Habitat Survey Report dated 12 August 2017;
Hone Ecology Bat Roost Emergence Survey Report dated 16 August 2017;
Hone Ecology Great Crested Newt Survey Report dated 4 June 2017;
Milestone Transport Planning Travel Plan Statement dated 20 February 2018;
Drawing No. 01117-101 (EXISTING EXTENDED SITE PLAN) dated JANUARY 2018 (Amended – received on 22-02-18);
Drawing No. 01117-225 (PROPOSED GROUND PLAN) dated JANUARY 2018 (Amended – received on 22-02-18);
Drawing No. 01117-226 (PROPOSED FIRST FLOOR PLAN) dated JAN 2018 (Amended – received on 22-02-18);
Drawing No. 01117-350 (Proposed Site Elevations) dated JANUARY 2018 (Amended – received on 31-01-18);
Drawing No. 01117-350 (Building D) dated SEPTEMBER 2017;

Drawing No. 01117-351 (Proposed Courtyard Elevations) dated SEPTEMBER 2017;

Drawing No. 01117-360 (Revised Building A) dated JANUARY 2018 (Amended – received on 31-01-18);

Drawing No. 01117-361 (Building B), dated SEPTEMBER 2017;

Drawing No. 01117-362 (Building C), dated SEPTEMBER 2017; and

Drawing No. 01117-400 (BELL TENT), dated JANUARY 2018.

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.

3. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, together with a timetable of works, being submitted to the Local Planning Authority for approval and all works shall be completed in accordance with the approved details.
 - a) The contaminated land assessment shall include a desk study to be submitted to the Local Planning Authority for approval. The desk study shall include the history of the site's uses and a walk-over survey. It shall, if necessary, propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved by the Local Planning Authority prior to investigations commencing on site.
 - b) The site investigation, including relevant soil, soil gas, surface and ground water sampling, in accordance with a quality assured sampling and analysis methodology.
 - c) A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the Local Planning Authority. The Local Planning Authority shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature so as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment (including any controlled waters).
 - d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. If during any works contamination is encountered which has not previously been identified then the additional contamination should be fully assessed and an appropriation remediation scheme submitted to the Local Planning Authority for approval.
 - e) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the Local Planning Authority. The closure report shall include details of the proposed remediation works and the quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post remediation sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.

Reason: This pre-commencement condition is required because the historic use of the site may have left the land contaminated and in order to avoid risks to health or the environment investigation and mitigation may be

required, in accordance with Policy OSS3 (viii) of the Rother Local Plan Core Strategy.

4. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority), shall be carried out until a method statement detailing how the unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority and the works shall be completed in accordance with the approved method statement.

Reason: The historic use of the site may have left the land contaminated and in order to avoid risks to health or the environment mitigation may be required, in accordance with Policy OSS3 (viii) of the Rother Local Plan Core Strategy.

5. No development shall take place, including any ground works or works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to in full throughout the entire construction period. The Plan shall provide details as appropriate but not be restricted to the following matters:

- a) The anticipated number, frequency and types of vehicles used during construction.
- b) The method of access and egress and routeing of vehicles during construction.
- c) The parking of vehicles by site operatives and visitors.
- d) The loading and unloading of plant, materials and waste.
- e) The storage of plant and materials used in construction of the development.
- f) The erection and maintenance of security hoarding.
- g) The provision and utilisation of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders).
- h) Details of public engagement both prior to and during construction works.

Reason: These details are required prior to commencement of any works to maintain the safety of all road users and to protect the amenities of adjoining residents during construction, in accordance with Policies OSS4 (ii) and CO6 (ii) of the Rother Local Plan Core Strategy.

6. No development shall take place until the applicant has secured the implementation of a programme of archaeological works in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority. A written record of any archaeological works undertaken shall be submitted to the Local Planning Authority within three months of the completion of any archaeological investigation unless an alternative timescale for submission of the report is first agreed in writing with the Local Planning Authority.

Reason: A pre-commencement condition is required to ensure that the archaeological and historical interest of the site below ground is safeguarded and recorded to comply with the National Planning Policy Framework and in accordance with Policy EN2 (vi) of the Rother Local Plan Core Strategy.

7. No development above ground level shall take place until details for the hard and soft landscaping of the site have been submitted to and approved in writing by the Local Planning Authority. The details shall include:
- a) Samples of the materials to be used in the construction of the hard surfaces.
 - b) A planting plan with schedule of plants/trees, noting species, plant sizes and positions.
 - c) An implementation programme.
- Reason: To ensure that the appearance of the development is appropriate to the High Weald Area of Outstanding Natural Beauty and countryside landscape, in accordance with Policies OSS3 (vi), OSS4 (iii), RA2 (viii), RA3 (v) and EN1 (i) of the Rother Local Plan Core Strategy.
8. All landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority and if within a period of five years from the date of the planting any tree or plant is removed, uprooted, destroyed or dies, [or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective] another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- Reason: To ensure that the appearance of the development is appropriate to the High Weald Area of Outstanding Natural Beauty and countryside landscape, in accordance with Policies OSS3 (vi), OSS4 (iii), RA2 (viii), RA3 (v) and EN1 (i) of the Rother Local Plan Core Strategy.
9. No external alterations to any building shall take place until samples of the materials and finishes to be used in the construction of the external surfaces of that building have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details only.
- Reason: To ensure that the appearance of the development is appropriate to the High Weald Area of Outstanding Natural Beauty and countryside landscape, and in the interests of conserving the significance of the heritage assets in and around the site, in accordance with Policies OSS3 (vi), OSS4 (iii), RA2 (viii), RA3 (v), RA4 (iii), EN1 (i), EN2 (iii) and EN3 of the Rother Local Plan Core Strategy.
10. The development shall be carried out in accordance with the recommendations specified in the approved Hone Ecology Survey Reports.
- Reason: To avoid any adverse impacts on wildlife during the development, in accordance with Policy EN5 (ix) of the Rother Local Plan Core Strategy.
11. No part of the development shall be occupied until parking and turning areas for that part of the development have been provided in accordance with approved Drawing No. 01117-225 (PROPOSED GROUND PLAN), dated JANUARY 2018 (Amended – received on 22-02-18), and the areas shall thereafter be retained for that use and shall not be used other than for the parking and turning of motor vehicles.
- Reason: To provide on-site parking and turning areas to ensure that the development does not prejudice the free flow of traffic or conditions of general safety along the highway, in accordance with Policies CO6 (ii) and TR4 of the Rother Local Plan Core Strategy.

12. No part of the development shall be occupied until 10 covered and secure cycle parking spaces for that part of the development have been provided in accordance with details first submitted to and approved in writing by the Local Planning Authority. The cycle parking spaces shall thereafter be retained for that use and shall not be used other than for the parking of cycles.
Reason: To provide alternative travel options to the use of the car, in accordance with Policy TR3 of the Rother Local Plan Core Strategy.
13. Upon commencement of the new uses hereby permitted, the applicant shall implement the measures incorporated within the approved Travel Plan Statement. The applicant shall thereafter monitor, report and subsequently revise the Travel Plan Statement as specified within the approved document.
Reason: To encourage and promote sustainable transport, in accordance with Policy TR2 of the Rother Local Plan Core Strategy.
14. The approved holiday accommodation within building A shall be occupied for holiday purposes only and shall not be occupied as a person's sole or main place of residence.
Reason: To ensure that the approved holiday accommodation is retained for holiday purposes in accordance with Policy EC6 (vi) of the Rother Local Plan Core Strategy, and to preclude the creation of a new dwelling in the countryside, which should be separately assessed in accordance with Policy RA3 (iii) of the Rother Local Plan Core Strategy.
15. The owners/operators of the approved holiday accommodation within building A shall maintain an up-to-date register of the names of all owners and/or occupiers of the holiday unit on the site, and of their main home addresses, and shall make this information available at all reasonable times to the Local Planning Authority.
Reason: To ensure that the approved holiday accommodation is retained for holiday purposes in accordance with Policy EC6 (vi) of the Rother Local Plan Core Strategy, and to preclude the creation of a new dwelling in the countryside, which should be separately assessed in accordance with Policy RA3 (iii) of the Rother Local Plan Core Strategy.
16. The approved holiday accommodation within building A shall not be occupied for more than 56 days in total in any calendar year by any one person.
Reason: To ensure that the approved holiday accommodation is retained for holiday purposes in accordance with Policy EC6 (vi) of the Rother Local Plan Core Strategy, and to preclude the creation of a new dwelling in the countryside, which should be separately assessed in accordance with Policy RA3 (iii) of the Rother Local Plan Core Strategy.
17. At no time from 1 October to 31 March the following year in any year shall the bell tents hereby permitted be erected within the red edge of the site shown on approved Drawing No. 01117-101 (EXISTING EXTENDED SITE PLAN), dated JANUARY 2018 (Amended – received on 22-02-18).
Reason: To protect the character and appearance of the High Weald Area of Outstanding Natural Beauty and countryside out of season, in accordance with Policies OSS3 (vi), OSS4 (iii), RA2 (viii), RA3 (v) and EN1 (i) of the Rother Local Plan Core Strategy.

18. The number of themed events (music, food or drink) shall not exceed two one-day events in total in any one calendar year. On such events the café, kitchen, wine retail space, artisan space and teaching space, as defined on the approved drawings, shall not be open to customers or any persons and no employee including a proprietor shall carry out any food preparation, cooking, and/or sales or serving to customers or any persons on the premises outside the hours of 0800 to 2300 Mondays to Saturdays and 0900 to 2230 on Sundays and Bank Holidays, and all clearing, cleaning and any other work associated with the approved uses shall not continue and no employee including the proprietor or other persons shall be on the premises to carry out such work outside the hours of 0800 to 2330 Mondays to Saturdays and 0900 to 2300 on Sundays and Bank Holidays.
Reason: To ensure an appropriate use of the site in its rural location to preserve the landscape character and scenic beauty of the High Weald Area of Outstanding Natural Beauty and the residential amenities of the locality, in accordance with Policies OSS3 (vi), OSS4 (ii and iii), RA2 (viii), RA3 (v) and EN1 (i) of the Rother Local Plan Core Strategy.
19. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, (or any Order revoking or re-enacting this Order) the café, kitchen, wine retail space and artisan space, as defined on the submitted drawings, shall be used for those purposes only and not otherwise. The café, kitchen, wine retail space and artisan space shall only be used in conjunction with the vineyard and winery and shall not be used for any purpose that is not associated therewith.
Reason: To ensure an appropriate use of the site in its rural location to preserve the landscape character and scenic beauty of the High Weald Area of Outstanding Natural Beauty and the residential amenities of the locality, in accordance with Policies OSS3 (vi), OSS4 (ii and iii), RA2 (viii), RA3 (v) and EN1 (i) of the Rother Local Plan Core Strategy.
20. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, (or any Order revoking or re-enacting this Order) building A, as defined on the submitted drawings, shall be used for holiday accommodation and teaching space only and not otherwise. The holiday accommodation and teaching space shall only be used in conjunction with the vineyard and winery and shall not be used for any purpose that is not associated therewith.
Reason: To ensure an appropriate use of the site in its rural location to preserve the landscape character and scenic beauty of the High Weald Area of Outstanding Natural Beauty and the residential amenities of the locality, in accordance with Policies OSS3 (vi), OSS4 (ii and iii), RA2 (viii), RA3 (v) and EN1 (i) of the Rother Local Plan Core Strategy.
21. No external lighting shall be provided on the site unless a scheme is first submitted to and approved in writing by the Local Planning Authority. Any approved lighting shall be installed in accordance with the approved details only and retained as such thereafter. Any lighting scheme, including internal lighting, should comply with the Institution of Lighting Professionals Guidance Note for the reduction of obtrusive light 2011(or later versions). It should be designed so that it is the minimum needed for security and operational processes and be installed to minimise potential pollution caused by glare and spillage.

Illuminated area m ²	Zone E1	Zone E2	Zone E3	Zone E4
Up to 10.00	100	600	800	1000
Over 10.00	n/a	300	600	600

Environmental Zones			
Zone	Surrounding	Lighting Environment	Examples
E0	Protected	Dark	UNESCO Starlight Reserves, IDA Dark Sky Parks
E1	Natural	Intrinsically dark	National Parks, Areas of Outstanding Natural Beauty etc.
E2	Rural	Low district brightness	Village or relatively dark outer suburban locations
E3	Suburban	Medium district brightness	Small town centres or suburban locations
E4	Urban	High district brightness	Town/city centres with high levels of night-time activity

The guidance advises that, where an area to be lit lies on the boundary of two zones or can be observed from another zone, the limits used should be those applicable to the most rigorous zone.

Reason: To protect the character and appearance of the High Weald Area of Outstanding Natural Beauty and countryside, residential amenities of the locality and wildlife from light pollution/overspill/obtrusive lighting, in accordance with Policies OSS3 (vi), OSS4 (iii), RA2 (viii), RA3 (v), EN1 (i & vii) and EN5 (viii & ix) of the Rother Local Plan Core Strategy.

22. No part of the development shall be occupied until signage to mitigate the potential for conflict between vehicles and bridleway users along the private section of Dew Lane has been provided in accordance with details first submitted to and approved in writing by the Local Planning Authority. The signage shall thereafter be retained in accordance with the approved details.
Reason: To ensure that the development does not prejudice conditions of general safety along the public bridleway (Peasmarsh 30a, b, c) in accordance with Policy CO6 (ii and iii) of the Rother Local Plan Core Strategy.

Notes:

1. The applicant is advised that in relation to Condition 3(b), an asbestos survey of the buildings and their surrounds should also be undertaken.
2. The written scheme of investigation, ensuing works and production of reports required in respect of Condition 6 should accord with the relevant portions of the East Sussex County Council document "Sussex Archaeological Standards" (2015), and should be undertaken only by a suitably qualified

archaeologist. For assistance and advice in seeking compliance with the requirements of the condition, please contact the County Archaeologist by post at East Sussex County Council, Communities, Economy & Transport, County Hall, St Anne's Crescent, Lewes, East Sussex, BN7 1UE, or by email at county.archaeology@eastsussex.gov.uk.

3. The applicant should consider opportunities for ecological enhancement of the site, as detailed in the approved Hone Ecology Survey Reports.
4. The applicant's attention is drawn to the Council's Environmental Health Service advice note relating to campsite licensing, food safety and hygiene and health and safety at work, which accompanies this decision notice.

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 within the application (as originally submitted) and negotiating, with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

[View application/correspondence](#)

RM

RR/2017/2493/P

DALLINGTON Rabetts Farm, Battle Road, Dallington

Proposed glamping facility – site 3 mobile shepherd huts in varying locations and alteration of existing access.

Extension of time agreed to: 6 June 2018.

DECISION: REFUSE (FULL PLANNING)

The minute of this application was amended at the Planning Committee meeting held on 21 June 2018.

Prior to the Committee meeting, Members had visited the site located in the High Weald Area of Outstanding Natural Beauty observing the proposal site, its wider context and the access Battle Road (B2096). Rabetts Farm was located on the south side of Battle Road, bordered by Dallington Primary School. It shared its access with the neighbouring property, Rabetts Old Farm House, a Grade II Listed Building. The site was currently used as an equine livery yard and the land used for haylage crop, as well as horse and sheep grazing. It comprised open pastureland which sloped towards the south with views of the sea in the long distance. Footpaths crossed the land north/south from Rabetts Farm to South Lane and east/west across the southern part of the site. Small strips of woodland, hedges and ponds were present on the land.

The proposal was for permission to locate three mobile shepherd huts (one shower/toilet facilities) grouped together at three separate locations and moveable around the farm. The shepherd huts would be coloured 'olive drab' and contain one double bed. The facilities hut would be sub-divided containing a shower and compost toilet to serve both huts. The access point to the site had been amended during consideration of the application and would now be via the shared access with the neighbouring property.

The Committee considered *objections submitted by Dallington Parish Council, *as well as advice from the County Highway Authority. *The Highway Authority had no objection to the scheme, subject to conditions securing visibility splays and including the removal of vegetation to improve visibility to the access. Although the Highway Authority had not objected to the proposal, it was noted that this matter was unresolved and Members expressed concern regarding increased traffic that could be generated and the necessary visibility changes to the access.

Consideration was also given to the impact on the High Weald Area of Outstanding Natural Beauty and its character in this location. Members were concerned that the proposal for the shepherd huts was for all year round use including winter months when the leaves would not be on the trees therefore, they would be partially visible from the public footpaths that traversed the land. It was considered that this would have an adverse effect the open landscape and character of the natural beauty of the High Weald Area of Outstanding Natural Beauty. Concern was also expressed regarding the potential of light pollution from the external lighting proposed; it was considered important the dark skies were retained within this rural location.

Members had to balance the benefits of tourism against the access issues, the effect on the High Weald Area of Outstanding Natural Beauty the protection of which was given great weight, potential light pollution and the neighbours' interests. Bringing all the issues together it was considered that the application should be refused.

*AMENDED AT PLANNING COMMITTEE 21 JUNE 2018

REASONS FOR REFUSAL:

1. The proposal would introduce camping activity – involving the siting of shepherd huts all year round in positions away from the established farm buildings – into a particularly open part of the High Weald Area of Outstanding Natural Beauty landscape that is crossed by public footpaths. The siting of alien structures, the associated night time light and other comings and goings into the tranquil undisturbed rural environment would be detrimental to the landscape character and scenic beauty of the local area. As such the proposed use would be contrary to Policies EM10 (i) of the Rother Local Plan 2006, Policies OSS4 (iii), RA2 (viii), RA3 (v) and EN (i) of the Rother District Core Strategy and paragraph 115 and 125 of the National Planning Policy Framework.
2. As yet it had not been demonstrated that the improved access to the farm and visibility splays on Battle Road (that are required in the interests of ensuring safe egress and access to cater for the additional use) can be provided within the applicant's ownership or on highway land, whilst also retaining sufficient hedgerow to the west such as not to adversely impact on the rural environment of the High Weald Area of Outstanding Natural Beauty, having regard to Policies EM10 (i) of the Rother Local Plan 2006, Policies

OSS4 (iii), RA2 (viii), RA3 (v), EN (i) and CO6 (ii) of the Rother District Core Strategy and paragraphs 115 of the National Planning Policy Framework.

Note:

1. The refusal of planning permission relates to the following schedule of drawings/documents:
Amended site plan and hut group locations layout plan, submitted on the 12 April 2018.
Location block plans sites 1, 2 & 3, (three aerial photographs), submitted 7 February 2018.
Location block plans showing location of the carpark and composting unit (2 aerial photographs), submitted with application.
Location of shepherd huts plan, submitted 7 February 2018.
Shepherd hut layout plan (floorplans), dated 6 January 2018.
Shepherd huts elevations, dated 2 November 2017.
Application statement, submitted 7 February 2018.
Overview, submitted 7 February 2018.
Hut Specifications, submitted 7 February 2018.

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 reasons 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 branch of the Campaign to Protect Rural England who made comments on the application and in accordance with the Members' Code of Conduct remained in the room during the consideration thereof).

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RR/2018/929/P

WESTFIELD Hoads Farm – Mobile Unit 1, Moat Lane

Removal of mobile home and the erection of a single residential dwelling incorporating existing summerhouse structure.

Statutory 8 week date: 23 May 2018

Extension of time agreed to: 05 June 2018

DECISION: DEFERRED FOR SITE VISIT

[View application/correspondence](#)

RR/2016/3026/P

PLAYDEN 115 Military Road

Outline: New covered structure to provide three new indoor tennis courts.

Statutory 13 week date: 10 May 2017

Extension of time agreed to: 6 June 2018

DECISION: GRANT (OUTLINE PERMISSION) DELEGATED (CLARIFICATION OF HIGHWAY, DRAINAGE AND ECOLOGY MATTERS)

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

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RR/2018/979/P

Bexhill 55 Eastergate

Proposed demolition of existing rear extension including existing balcony, rear conservatory and construction of new two storey rear extension.

Reason for Committee consideration: Applicant related to member of staff.

Statutory 8 week date: 14 June 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:
Proposed plans and elevations, Drawing No. BA1811.03 dated February 2018;
Proposed block plan, Drawing No. BA1811.04 dated February 2018;
Proposed roof plan, Drawing No. BA1811.06 dated February 2018; and
Site location plan and block plan, Drawing No. BA1811.06 dated February 2018.
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.

3. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match in materials, colour and texture those used in the existing building unless an alternative finish is first submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure that the development is in character with its surroundings in accordance with Policy OSS4 (iii) of the Rother Local Plan Core Strategy.

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.

[View application/correspondence](#)

RR/2018/895/P

CROWHURST Moorings, Forewood Lane

Proposed extensions along with alterations to roof design

Statutory 8 week date: 31 May 2018

Extension of time agreed to: 5 June 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 drawings:
Drawing No. 18.979.02 A, as amended dated May 2018, received 16 May 2018;
Drawing No. 18/979 A, as amended, received 8 May 2018; and
Drawing No. 18/979/1 A, as amended, received 8 May 2018.
Reason: For the avoidance of doubt and in the interests of proper planning, as advised in the "Planning Practice Guidance – Use of Planning Conditions – Paragraph: 022 Reference ID: 21a-022-20140306."
3. The materials to be used in the construction of the development hereby permitted shall be as described within the application, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To maintain the visual amenities of the surrounding area in accordance with Policies OSS4 (iii) of the Rother Local Plan Core Strategy and Policy HG8 of the Rother District Local Plan (2006).

4. At the time of construction and prior to the first occupation or use of the development hereby approved, the roof windows on the west facing side elevation, as indicated on the approved Drawing Ref: 18/979 A, as amended, received 8 May 2018, shall be glazed with obscure glass of obscurity level equivalent to scale 5 on the Pilkington Glass Scale and shall thereafter be retained in that condition.

Reason: To preserve the residential amenities of neighbouring properties in accordance with Policy OSS4 (ii) of the Rother Local Plan Core Strategy and Policy HG8 of the Rother District Local Plan (2006).

5. At the time of construction and prior to the first occupation or use of the development hereby approved, the roof windows on the west facing side elevation, as indicated on the approved Drawing Ref: 18/979 A, as amended, received 8 May 2018, shall be restricted in their opening to no more than 100mm and shall thereafter be retained in that condition.

Reason: To preserve the residential amenities of neighbouring properties in accordance with Policy OSS4 (ii) of the Rother Local Plan Core Strategy and Policy HG8 of the Rother District Local Plan (2006).

Notes:

1. The proposed development has been assessed and it has been determined that the Community Infrastructure Levy (CIL) is payable. Full details will be set out in the CIL Liability Notice which will be issued in conjunction with this decision.
2. The applicant is reminded that the responsibility for any damages caused to adjoining land and for securing a safe development rests with the developer and/or landowner.

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 within the application (as originally submitted) and negotiating, with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant outline planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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