

PLANNING COMMITTEE

13 September 2018

Minutes of the Planning Committee meeting held at the Town Hall, Bexhill-on-Sea on Thursday 13 September 2018 at 9:30am.

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

Other Members present: Councillors G.S. Browne (in part) and I.R. Hollidge (in part).

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

Also Present: 1 member of press and 8 members of public.

PL18/25. MINUTES

The Chairman was authorised to sign the Minutes of the meeting held on 16 August 2018 as a correct record of the proceedings.

PL18/26. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors A.K. Azad, G.C. Curtis, P.R. Douart, Mrs D.C. Earl-Williams and T.W. Graham.

PART II – DECISIONS TAKEN UNDER DELEGATED POWERS

PL18/27. 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.

PL18/28.
(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.

PL18/29.

DATE FOR SITE INSPECTIONS – Tuesday 9 October 2018 at 8:30am departing from the Town Hall, Bexhill.

CHAIRMAN

The meeting closed at 10:30am

pl180913jh

RR/2011/2504/P

HURST GREEN Hays Mill Oast

Variation/removal of Condition 2 imposed on
RR/2005/2745/P to permit rental of building as a
separate dwelling house

Statutory 8 week date: 26 January 2012

This application was subject to public speaking.

DECISION: REFUSE (FULL PLANNING)

1. Notwithstanding that the barn is not inappropriately located in principle for use as a separate dwelling, the development would by reason of increased domestic activity on the site and including traffic movements to and from the site result in harm to the landscape and scenic beauty of the High Weald Area of Outstanding Natural Beauty and as such would conflict with National Planning Policy Framework (paragraph 172) and Policy EN1 of the Rother Local Plan Core Strategy.
2. The use of the barn as a dwelling separate from Hays Mill Oast would, by reason of functionally divorcing the two buildings, cause harm to the setting and significance of the oast house and the barn as heritage assets, and would conflict with the National Planning Policy Framework (particularly paragraphs 192 and 197) and Rother Local Plan Core Strategy Policies RA4 (iii) and OSS4 (iii).
3. The development would fail to meet the needs of the future occupiers of the oast house and barn, but rather, would by reason of the close proximity and arrangement of the buildings give rise to a situation whereby an unreasonable level of harm to residential amenity would be experienced by the occupiers of both proposed dwellings, in conflict with Policy OSS4 (i) and (ii) of the Rother Local Plan Core Strategy.

NOTE:

1. This refusal of planning permission relates to the following plans and drawings:
Site Location Plan (stamped 'ESX183808 office copy').
Block Plan with parking spaces shown (no title).

NATIONAL PLANNING POLICY FRAMEWORK:

In accordance with the requirements of the National Planning Policy Framework (paragraph 38) 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 (since the formal request for determination was made by the applicant on 27 July 2018) determining the application within a timely manner, clearly setting out the reason for refusal. The issues of concern are fundamental to the proposal and due to the harm which has been clearly identified within the reason for the refusal, approval has not been possible.

(Councillor Browne declared a personal and prejudicial interest in this matter in so far as he had signed a petition against the application and in accordance with the Members' Code of Conduct left the room during the consideration thereof, after addressing the Planning Committee in accordance with the public speaking scheme).

[View application/correspondence](#)

RR/2018/1062/P

BECKLEY Coach House – land adj, Main Street

Proposed new dwelling with off-street parking

Statutory 8 week date: 22 June 2018

Extension of time agreed to: 19 September 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:
Drawing No. 15.720/02A dated Jun '18
Drawing No. 18/970 dated Jan '18
Drawing No. 18/970/2 dated Jan '18
Drawing No. 18/970/4 dated Aug '18
Arboricultural Report Jul 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 above ground level shall take place until samples of the materials to be used in the construction of the external surfaces of the dwelling hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
Reason: To ensure that the development reflects the character and/or appearance of the adjacent dwelling and to preserve the visual amenities of the area in accordance with Policies OSS4 (iii) of the Rother Local Plan Core Strategy.
4. 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 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: To ensure that the archaeological and historical interest of the site is safeguarded and recorded in accordance with Policy EN2 (vi) and to comply with paragraph 189 of the National Planning Policy Framework.

5. During the course of development the tree protection works outlined in the Arboricultural Impact Assessment (Ref AR/65218) dated July 2018 shall be followed. In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars.
 - a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard [3998 (Tree Work)].
 - b) If any retained tree is removed, uprooted, destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.
 - c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.
 - d) No fire shall be lit within 10m from the outside of the crown spread of any tree which is to be retained.
 - e) No equipment, machinery or structure shall be attached to or supported by a retained tree.
 - f) No mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause them to enter a root protection area.

No alterations or variations to the approved works or tree protection schemes shall be made without prior written consent of the Local Planning Authority.

Reason: To ensure that trees are not damaged or otherwise adversely affected by building operations and soil compaction to enhance the appearance of the development in accordance with Policies OSS4 (iii) and EN3 (ii) (e) of the Rother Local Plan Core Strategy.
6. No part of the development shall be first occupied until pedestrian visibility splays of 2m by 2m have been provided either side of the vehicular access onto Main Street in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. These visibility splays shall thereafter be kept free of all obstructions over a height of 600mm.

Reason: In the interests of road safety in accordance with Policies CO6 (ii) and TR4 of the Rother Local Plan Core Strategy.
7. No part of the development shall be occupied until the car parking has been constructed and provided in accordance with the approved plans (Drawing

No. 15.720/02A dated Jan '18). The area shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles.

Reason: To provide adequate off-road car-parking provision for the development in accordance with Policies CO6 (ii) and TR4 of the Rother Local Plan Core Strategy.

8. No part of the development shall be occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. The 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 car in accordance with Policies CO6 (ii) and TR4 of the Rother Local Plan Core Strategy.
9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any order revoking or re-enacting this Order) with or without modification), no windows or other openings (other than those expressly authorised by this permission) shall be inserted into the east facing elevation or roof slope.
Reason: To preclude overlooking and thereby protect the residential amenities of the neighbouring occupiers in accordance with Policy OSS4 (ii) of the Rother Local Plan Core Strategy.
10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any order revoking or re-enacting this Order with or without modification), no extensions, as defined within class A of Part 1 of the Schedule 2 of the order, shall be carried out on the site otherwise than in accordance with a planning permission granted by the Local Planning Authority.
Reason: To ensure appropriate development of the site, to maintain appropriate amenity levels for future occupiers of the new property, and also to safeguard the amenities of the adjoining properties in accordance with Policy OSS4 (i) and (iii) of the Rother Local Plan Core Strategy.

NATIONAL PLANNING POLICY FRAMEWORK:

In accordance with the requirements of the Framework (paragraph 38) 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/2018/1580/P

CATSFIELD Skinners Lane – land at

Erection of nine houses, comprising four x 3-bed semi-detached houses, four x 2-bed terraced houses, and one x 4-bed detached house, with associated car parking, landscaping, and access

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:
Location Plan: Drawing No. 1725/LP1
Block Plan and Landscape Details: Drawing No. 1725/SL1
Roof Plan: Drawing No. 1725/RP1
Plots 1, 2, 7, 8 Ground Floor Plans: Drawing No. 1725/01
Plots 1, 2, 7, 8 Elevations: Drawing No. 1725/02
Plots 3 to 6 Ground and First Floor Plans: Drawing No. 1725/04
Plots 3 to 6 Elevations: Drawing No. 1725/05
Plot 9 Floor Plans: Drawing No. 1725/07
Plot 9 Elevations: Drawing No. 1725/08
Contextual Elevations/Site Sections: Drawing No. 1725/CE1
Drainage Scheme: Drawing No. E11078/01 rev. C
Drainage Scheme: Drawing No. E11078/02 rev. B

This shall include the design details of all fenestration, doors, eaves and gable details, porches, and chimneystacks shown on the 1:50 plans and elevations drawings. The annotation relating to the external materials is not however approved in respect of the proposed type of hanging tiles.
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 proposed external materials to be used in the construction of the dwellings shall be as described in the application. This shall include the additional information in respect of the proposed hanging tiles and the Marley Acme plain clay tile (as per sample) is approved for use in the development. The development shall only be carried out using the external materials as approved.
Reason: To ensure a development of high quality urban design, appearance and architectural quality, in accordance with Policy EN3 of the Rother Local Plan Core Strategy and the National Planning Policy Framework.
4. No above ground works shall commence until the type, (make and colour) of the proposed permeable block paving to be used in the surfacing of road surfaces, footpaths, parking courts, parking spaces, and other areas of hard-standings 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:

Reason: To ensure the creation of a high quality public realm, landscape setting and architectural quality in accordance with Policies OSS4 (iii) and EN3 of the Rother Local Plan Core Strategy and the National Planning Policy Framework.

5. Before occupation of the buildings hereby permitted commences, a collection point and storage facilities for refuse and recycling shall be provided within the site, in accordance with the details set out on the approved plan. The areas shall be retained in that use thereafter, with all bins and containers available for use, maintained and replaced as need be.
Reason: To safeguard the visual amenities of the locality and in the interests of providing a sustainable development in accordance with Policy OSS4 of the Rother Local Plan Core Strategy.

6. Protective fencing in accordance with BS 5837:2012 shall be erected to protect those trees and hedgerows identified in the application as to being retained during and after the course of the development. This shall include the existing hedgerow along the frontage of the site, which shall be retained with the exception of those plants required to be removed to create the access points. The protective fencing shall be kept in place until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.
Reason: The site contains trees and hedgerows at its margins which contribute to the character of the area and should be conserved to ensure that the development integrates within the landscape in accordance with Policy OSS4 (iii) of the Rother Local Plan Core Strategy.

7. All new planting and other landscape works shall be carried out in accordance with the approved details (Drawing No. 1725/SL1). The planting/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 enhance the appearance of the development and to ensure a high quality public realm taking account of the characteristics of the area and to accord with Policies EN3 and OSS4 (iii) of the Rother Local Plan Core Strategy.

8. Construction of the development shall not commence until additional details of the design of the pond, together with an assessment to demonstrate that the condition of the ditch would be satisfactory, have been submitted for the consideration and approval of the Local Planning Authority in consultation with East Sussex County Council as Lead Local Flood Authority (LLFA). The information above shall include the follows details:
 - a) The drainage strategy submitted with the application should be carried forward to the detailed design and implementation.
 - b) Evidence that the condition and capacity of the ditch is sufficient to accommodate run-off from the site should be provided and supported by

hydraulic calculations for all rainfall events including the 1 in 100 (plus climate change).

- c) The location and condition of the existing ditch should be investigated up to its outfall. The findings of this investigation should be submitted to the LLFA. Any required improvements to the condition of the ditch should be carried out prior to discharging into this ditch. This should demonstrate an understanding of the outfall and any potential impact on the flood risk of downstream areas.
- d) The detailed design of the attenuation pond should be supported by hydraulic calculations. These calculations should consider all rainfall events including the 1 in 100 year event (plus climate change).
- c) A maintenance and management plan for the entire drainage system should be submitted to and agreed by the Local Planning Authority before any construction commences on site. This plan should clearly state who will be responsible for managing all aspects of the surface water drainage system. The appropriate authority for maintenance needs to be satisfied with the submitted details.
- d) Prior to occupation of the development, evidence (including photographs) shall be submitted showing that both the drainage system and the proposed property level resilience measures have been constructed as per the final agreed detailed designs

The development shall only be carried out in accordance with the approved details.

Reason: To ensure the satisfactory drainage of the site and to prevent water pollution in accordance with Policy SRM2 of the Rother Local Plan Core Strategy.

9. Construction of the development shall not commence until full details of the proposed means of foul water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water Services. The development shall only be carried out in accordance with the approved details.

Reason: To ensure the satisfactory drainage of the site and to prevent water pollution in accordance with Policy SRM2 of the Rother District Local Plan Core Strategy.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any order revoking or re-enacting this Order with or without modification), the garages hereby approved shall be retained for such use and shall not be altered internally or externally for use as habitable accommodation.

Reason: To ensure a satisfactory level of off-road parking facilities so as not to prejudice the free flow of traffic and conditions of general safety along the highway and to accord with Policy TR4 of the Rother Local Plan Core Strategy.

11. During any form of earthwork, excavations and/or building construction work that are carried out as part of the development, suitable vehicle washing equipment should be provided within the site, to the approval of the Local Planning Authority, to prevent contamination and damage to the adjacent roads.

Reason: In the interests of highway safety and for the benefit and convenience of the public at large and to accord with Policies OSS4 (ii) (iii) and TR3 of the Rother Local Plan Core Strategy.

12. Prior to the commencement of development a Construction Management Scheme shall be submitted for the consideration and approval of the Local Planning Authority. This shall include details of how during the implementation of the development the movement of delivery vehicles and construction traffic will be managed; details for an onsite compound for contractors' vehicles and plant machinery and materials, and provision for parking of site workers' vehicles within the site during the construction period. The development shall only be carried out in accordance with the Construction Management Scheme and any additional method statement approved by the Local Planning Authority.
Reason: In the interests of highway safety and for the benefit and convenience of the public at large. Traffic from the site could have impacts from the initial groundwork stage of the construction works and a pre-commencement condition is necessary to ensure that measures are put in place to ensure that these are controlled and minimised in accordance with Policies OSS4(ii) and TR3 of the Rother Local Plan Core Strategy.
13. The new accesses shall be in the position shown on the submitted plan (Drawing No. 1725/SL1) and laid out and constructed in accordance with the attached HT407 form/diagram and all works undertaken shall be executed and completed by the applicant to the satisfaction of the Local Planning Authority prior to occupation of the development hereby permitted.
Reason: In the interests of the safety of persons and vehicles entering and leaving the access and proceeding along the highway and in accordance with Policy TR3 of the Rother Local Plan Core Strategy.
14. The access serving the residential development shall not be used until visibility splays measuring 2.4m x 43m are provided in each direction at the junction with the major road. The splays shall be cleared of all obstructions exceeding 600mm in height and kept clear thereafter.
Reason: In the interests of the safety of persons and vehicles entering and leaving the access and proceeding along the highway and in accordance with Policy TR3 of the Rother Local Plan Core Strategy.
15. The development shall not be occupied until parking areas have been provided in accordance with the submitted plan (Drawing No. 1725/SL1) and the areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles.
Reason: In the interests of the safety of persons and vehicles entering and leaving the access and proceeding along the highway and in accordance with Policy TR4 of the Rother Local Plan Core Strategy.
16. The development shall not be occupied until a turning space for vehicles has been provided and constructed in accordance with the submitted plan (Drawing No. 1725/SL1) and the turning space shall thereafter be retained for that use and shall not be used for any other purpose.
Reason: In the interests of the safety of persons and vehicles entering and leaving the access and proceeding along the highway and in accordance with Policy TR3 of the Rother Local Plan Core Strategy.
17. The buildings shall not be occupied until the existing vehicular access/field gate has been stopped-up to vehicles and the verge and hedge reinstated as indicated on the submitted plan (Drawing No. 1725/SL1).
Reason: In the interests of the safety of persons and vehicles entering and leaving the access and proceeding along the highway and to enhance the

visual amenities of the locality in accordance with Policies TR3 and OSS4 of the Rother Local Plan Core Strategy.

NOTES:

1. The development is subject to the Community Infrastructure Levy (CIL). Full details will be set out in the CIL Liability Notice which will be issued in conjunction with this decision. All interested parties are referred to <http://www.rother.gov.uk/CIL> for further information and the charging schedule.
2. A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 03303030119) or www.southernwater.co.uk. Please read Southern Water's New Connections Services Charging Arrangements document, which has now been published and is available to read on its website via the following link <https://beta.southernwater.co.uk/infrastructure-charges>.

NATIONAL PLANNING POLICY FRAMEWORK:

In accordance with the requirements of the Framework (paragraph 38) 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/2018/1815/P

BEXHILL
Parade

Bexhill Sea Angling Club, De La Warr

Demolition of existing Sea Angling Club and construction of a new single storey Sea Angling Club with separate kiosk and public toilet facilities

Statutory 8 week date: 5 September 2018

Extension of time agreed to: 18 September 2018

DECISION: GRANT (PLANNING PERMISSION) DELEGATED (SUBJECT TO ADDRESSING THE ENVIRONMENT AGENCY'S OBJECTION AND ESTABLISHING THE EXACT POSITION OF THE COMBINED RISING MAIN RELATIVE TO THE PROPOSED BUILDING)

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. 01017_50 (Site location plan) dated 27/06/18
Drawing No. 01017_150 (Proposed Site Block Plan) dated 28/08/18
Drawing No. 01017_225 (Proposed Ground Floor Plan) dated 28/08/18
Drawing No. 01017_226 (Proposed Roof Plan) dated 28/08/18
Drawing No. 01017_350 (Proposed Elevations) dated 28/08/18
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 shall commence until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water and the development shall not be occupied until the surface water drainage works to serve the development have been provided in accordance with the approved details.
Reason: These details are integral to the whole development and are therefore required prior to the commencement of works to ensure the satisfactory drainage of the site in the interests of flood risk avoidance, in accordance with Policies OSS3 (ii), SRM2 and EN7 of the Rother Local Plan Core Strategy.
4. No development shall commence until measures for the protection of existing drainage infrastructure during the construction period of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water and the development shall be carried out in accordance with the approved details.
Reason: These details are required prior to the commencement of works to ensure protection of the existing drainage network, in accordance with Policies OSS3 (ii) and SRM2 of the Rother Local Plan Core Strategy.
5. No development above ground level shall take place until samples of the materials and finishes to be used in the construction of the external surfaces of the replacement building and street furniture hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason: To ensure the satisfactory appearance of the development in the surrounding area, in accordance with Policies OSS4 (iii) and EN3 of the Rother Local Plan Core Strategy.
6. No development above ground level shall take place until the hard and soft landscaping details for the whole site have been submitted to and approved in writing by the Local Planning Authority and the development shall not be occupied until the hard and soft landscaping has been carried out in accordance with the approved details.
Reason: To ensure the satisfactory appearance of the development in the surrounding area, in accordance with Policies OSS4 (iii) and EN3 of the Rother Local Plan Core Strategy.

NOTE:

1. A formal connection to the public sewage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructure-charges>.

NATIONAL PLANNING POLICY FRAMEWORK:

In accordance with the requirements of the Framework (paragraph 38) 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/2018/1585/P

BEXHILL 16 Terminus Road, West Station Goods Yard

Retain existing A1 and A3 use together with Sui Generis use as an auction house. Extension of seating area in cafe

Statutory 8 week date: 16 August 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 & Country Planning Act 1990 (as amended by section 51 of the Planning and Compulsory Purchase Act 2004).
2. The premises shall be used for the sales of antiques only and for no other purpose (including any other purpose in Class A1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended)), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification), with the exception of:
 - i. The area outlined in pink on the submitted undated and untitled coloured floor plan, which may be used, as part of the overall mixed use as a café (in Class A3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended)).

- ii. The area outlined in yellow to the north-western side of the café and annotated as “FOR ADDITIONAL SEATING FOR CAFÉ” on the submitted undated and untitled coloured floor plan, which may be used, as part of the overall mixed use as ancillary seating for the café referred to in paragraph (i) above.
- iii. The area outlined in yellow to the south-eastern side of the café and annotated as “AUCTION ROOM” on the submitted undated and untitled coloured floor plan, which may be used, as part of the overall mixed use as an auction house (sui generis) when not in use for the retail sale of antiques.

In respect of the above the whole premises shall be occupied only as a single planning unit and areas specified in paragraphs (i), (ii) and (iii) above shall only be accessed by customers via the main entrance, as described on the submitted undated and untitled coloured floor plan.

Reason: The site is set outside the defined shopping area for Bexhill where an unrestricted Class A1 retail premises of this size would require further assessment in accordance with Policy EC7 of the Rother Local Plan Core Strategy.

- 3. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended), within the café hereby approved no primary cooking of food (except reheating in a microwave oven) shall be undertaken without the written permission of the Local Planning Authority.

Reason: To ensure the development does not result in odour nuisance in the interests of protecting the amenities of neighbouring occupiers in accordance with Policy OSS4 of the Rother Local Plan Core Strategy.

NATIONAL PLANNING POLICY FRAMEWORK:

In accordance with the requirements of the Framework (paragraph 38) 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](#)

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| RR/2018/1661/P | TICEHURST Downash House, Unit 5 The Old Oast, Rosemary Lane, Ticehurst |
| | Internal and external alterations. Ground and first floor rear extension. Front garden entrance gate and piers. Rear gate and fence |
| RR/2018/1662/L | TICEHURST Downash House, Unit 5 The Old Oast, Rosemary Lane, Ticehurst |
| | Internal and external alterations. Ground and first floor rear extension. Front garden entrance gate and piers. Rear gate and fence |

Statutory 8 week date: 14 August 2018

RR/2018/1661/P

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:
Drawing No. 2015/000 rev.B dated 15.05.18
Drawing No. 2015/002 P/00 dated 15.05.18
Drawing No. 2015/503 rev.C dated 26.07.18
Drawing No. 2015/504 rev.B dated 15.05.18
Drawing No. 2015/513 rev.B dated 26.07.18
Drawing No. 2015/514 rev.B dated 26.07.18
Drawing No. 2015/515 rev.B dated 26.07.18
Drawing No. 2015/516 P/00 dated 15.05.18
Drawing No. 2015/518 P/00 dated 27.07.18
Drawing No. 2015/519 rev.B dated 27.07.18
Drawing No. 2015/520 rev.B dated 27.07.18
Drawing No. 2015/523 rev.C dated 27.07.18
Drawing No. 2015/524 rev.B dated 27.07.18
Drawing No. CS-ND-DH-16-633 rev.A dated 23.08.17
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 applicants' attention is drawn to the associated listed building consent RR/2018/1662/L and the attached conditions.
2. The applicant/developer is reminded that while the use of gabion walls is approved in principle and appearance, responsibility for securing a safe development rests with the developer and/or landowner (paragraph 179, 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 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.

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RR/2018/1662/L

DECISION: GRANT (LISTED BUILDING CONSENT)

CONDITIONS:

1. The work to which this consent relates shall be begun before the expiration of three years beginning with the date on which this consent is granted.
Reason: In accordance with section 18 of the Planning (Listed Buildings and Conservation Areas) 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:
Drawing No. 2015/000 rev.B dated 15.05.18
Drawing No. 2015/002 P/00 dated 15.05.18
Drawing No. 2015/503 rev.C dated 26.07.18
Drawing No. 2015/504 rev.B dated 15.05.18
Drawing No. 2015/513 rev.B dated 26.07.18
Drawing No. 2015/514 rev.B dated 26.07.18
Drawing No. 2015/515 rev.B dated 26.07.18
Drawing No. 2015/516 P/00 dated 15.05.18
Drawing No. 2015/518 P/00 dated 27.07.18
Drawing No. 2015/519 rev.B dated 27.07.18
Drawing No. 2015/520 rev.B dated 27.07.18
Drawing No. 2015/523 rev.C dated 27.07.18
Drawing No. 2015/524 rev.B dated 27.07.18
Drawing No. CS-ND-DH-16-633 rev.A dated 23.08.17
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. Prior to the relevant part of the works being carried out details of all new door details at 1:10 and with full size sections through cills, frames and opening lights, including any glazing bars and mullions, and showing the relationship to the existing structure shall be submitted to and approved in writing by the Local Planning Authority. Works shall be completed in accordance with the approved details.
Reason: To ensure that special regard is paid in the interests of protecting special architectural and historic character and detailing of the listed building in accordance with Policy EN2 of the Rother Local Plan Core Strategy and section 16 of the National Planning Policy Framework.

NOTE:

1. The applicants' attention is drawn to the associated planning permission RR/2018/1661/P and the attached conditions.

RR/2018/1881/P

TICEHURST Cottenden - Land at, Battenhurst Road

Proposed 5m x 10m general purpose agricultural storage building

Statutory 8 week date: 11 September 2018

Extension of time agreed to: 24 September 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:
Site Plan proposed, submitted with application.
Block Plan, submitted with application.
Proposed new agricultural building – Open bay with Yorkshire boarding, submitted on the 20 August 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-02220140306.
3. No floodlighting or other external means of illumination of the building hereby permitted shall be provided, installed or operated at the site without a further planning permission.
Reason: To safeguard the special character of the rural area within the High Weald Area of Outstanding Natural Beauty in accordance with Policies OSS4 (iii), RA3 (v) and EN1 (i) of the Rother Local Plan Core Strategy.
4. The building hereby permitted shall only be used for the purposes of agriculture and/or forestry as defined in section 336 of the Town and Country Planning Act 1990 and for no other purpose.
Reason: To ensure that only buildings essential to the running of an agricultural unit are provided in the countryside in accordance with Policy RA3 (i) of the Rother Local Plan Core Strategy.
5. No development above ground level shall take place until the colour of the external surfaces of the barn to be used is first submitted and approved in writing by the Local Planning Authority and works shall be completed in accordance with the approved details.
To safeguard the special character of the rural area within the High Weald Area of Outstanding Natural Beauty in accordance with Policies OSS4 (iii), RA3 (v) and EN1 (i) of the Rother Local Plan Core Strategy.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any order revoking or re-enacting this Order with or without modification), no alterations to the barn shall be carried out on the site otherwise than in accordance with a planning permission granted by the Local Planning Authority.
Reason: To ensure that the building hereby approved remains fit for the agricultural use being sought and to safeguard the special character of the rural area within the High Weald Area of Outstanding Natural Beauty in accordance with Policies OSS4 (iii), RA3 (v) and EN1 (i) of the Rother Local Plan Core Strategy.

NATIONAL PLANNING POLICY FRAMEWORK:

In accordance with the requirements of the Framework (paragraph 38) 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.

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