

PLANNING COMMITTEE

14 November 2018

Minutes of the Planning Committee meeting held at the Town Hall, Bexhill-on-Sea on Wednesday 14 November 2018 at 9:30am.

Committee Members present: B. Kentfield (Chairman), Mrs M.L. Barnes (Vice-Chairman), G.C. Curtis, P.R. Douart, 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.

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

Also Present: 1 member of press and 10 members of public.

Prior to the commencement of the meeting, the Committee stood for a minutes' silence in honour of Councillor Stuart Earl who had recently passed away.

PL18/35. MINUTES

The Chairman was authorised to sign the Minutes of the meeting held on 11 October 2018 as a correct record of the proceedings.

PL18/36. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor A.K. Azad, Mrs D.C. Earl-Williams, T.W. Graham and J.M. Johnson (Chairman of the Council).

PL18/37. WITHDRAWN APPLICATIONS

It was noted that the following application was withdrawn from the agenda:

- RR/2018/2145/P – 18 & 20 Collington Park Crescent – Land between

PART II – DECISIONS TAKEN UNDER DELEGATED POWERS

PL18/38. 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.

PL18/39. **APPEALS**
(7.1)

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.

PL18/40. **DATE FOR SITE INSPECTIONS** – Tuesday 11 December 2018 at 8:30am departing from the Town Hall, Bexhill.

CHAIRMAN

The meeting closed at 10:40am

pl181114jh

RR/2018/1647/P

BEXHILL Larkhill - Land adj.

Proposed construction of 2 No. new dwellings - 1 x 3 bed chalet bungalow and 1 x 4 bed house incorporating integral garage and off street parking

Statutory 8 week date: 29 August 2018

Extension of time agreed to: 20 November 2018

DECISION: GRANT (PLANNING PERMISSION)

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. 18.160/01 (PROPOSED FLOOR PLANS AND ELEVATIONS – HOUSE TYPE 1) dated MAY 2018.
Drawing No. 18.160/02D (PROPOSED FLOOR PLAN AND ELEVATIONS – HOUSE TYPE 2) dated JUNE 2018.
Drawing No. 18.160/03E (PROPOSED SITE PLANS AND SITE LOCATION PLAN) dated JUNE 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 shall take place, including any ground works, until the hard and soft landscaping details have been submitted to and approved in writing by the Local Planning Authority, which shall include:
 - a) Indications of all existing trees and hedgerows on and adjacent to the site including details of those to be retained, together with measures for their protection in the course of development.
 - b) Planting plans.
 - c) Written specifications (including cultivation and other operations associated with plant and grass establishment).
 - d) Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate.
 - e) Hard surfacing materials.
 - f) An implementation programme.
 Reason: This pre-commencement condition is required to enhance the appearance of the development and maintain its landscape setting, in accordance with Policies OSS4 (iii) and EN3 of the Rother Local Plan Core Strategy.

4. 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 enhance the appearance of the development and maintain its landscape setting, in accordance with Policies OSS4 (iii) and EN3 of the Rother Local Plan Core Strategy.

5. In this condition "retained tree" and "retained hedge" means an existing tree or hedge which is to be retained in accordance with the details approved under Condition 3; and paragraphs (a) and (b) below shall have effect until the expiration of five years from the date of the occupation of the development for its permitted use.

- a) No retained tree or hedge 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 or hedge is removed, uprooted, destroyed or dies, another tree or hedging plant shall be planted at the same place and that tree or hedging plant 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 or hedge shall be undertaken in accordance with the details approved under Condition 3 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 or hedge.
- 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 maintain the landscape setting of the development, 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 samples of the materials and finishes to be used in the construction of the external surfaces of the dwellings 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 maintain the visual amenities of the surrounding area, in accordance with Policy OSS4 (iii) of the Rother Local Plan Core Strategy.

7. At the time of construction and prior to the first occupation or use of the two-storey house (House Type 2) hereby permitted, the bedroom 1 windows and ensuite window at first floor level within the side (west) elevation, as indicated on approved Drawing No. 18.160/02D (PROPOSED FLOOR PLAN AND ELEVATIONS – HOUSE TYPE 2) dated JUNE 2018, shall be glazed with obscure glass of obscurity level equivalent to scale 5 on the Pilkington Glass Scale, and shall be non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed, and shall thereafter be retained in that condition.

Reason: To safeguard the amenities of neighbouring properties in Millfield Rise, in accordance with Policy OSS4 (ii) of the Rother Local Plan Core Strategy.

8. The new access shall be provided in the position shown on approved Drawing No. 18.160/03E (PROPOSED SITE PLANS AND SITE LOCATION PLAN) dated JUNE 2018, and all works undertaken shall be executed and completed to the written satisfaction of the Local Planning Authority prior to the occupation of the dwellings hereby permitted.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway, in accordance with Policies CO6 (ii) and TR3 of the Rother Local Plan Core Strategy and Policy DHG12 (i) of the Development and Site Allocations (DaSA) Local Plan Proposed Submission – October 2018.

9. No dwelling shall be occupied until parking and turning areas have been provided in accordance with approved Drawing No. 18.160/03E (PROPOSED SITE PLANS AND SITE LOCATION PLAN) dated JUNE 2018, and the parking and turning 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 ensure a satisfactory level of off-street parking for the new dwellings so as not to prejudice the free flow of traffic and conditions of general safety along the highway, in accordance with Policies CO6 (ii) and TR4 of the Rother Local Plan Core Strategy and Policy DHG7 (ii) of the DaSA Local Plan Proposed Submission – October 2018.

10. No dwelling shall be occupied until covered and secure cycle parking spaces have been provided in accordance with plans or details which have been first submitted to and approved in writing by the Local Planning Authority and the cycle parking spaces shall thereafter be retained for that use and shall not be used other than for the parking of cycles.

Reason: In order that the development site is accessible by non-car modes and to meet the objectives of sustainable development, in accordance with Policies OSS4 (i) and TR3 of the Rother Local Plan Core Strategy.

11. No dwelling shall be occupied until boundary treatment has been erected in accordance with details (including a plan indicating the positions, design, height, materials and type of boundary treatment to be erected) which have been first submitted to and approved in writing by the Local Planning Authority. Once erected the approved boundary treatment shall thereafter be retained.

Reason: To safeguard the amenities of neighbouring properties, in accordance with Policy OSS4 (ii) of the Rother Local Plan Core Strategy.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification), no enlargement, improvement, addition or other alteration of the chalet bungalow (House Type 1) hereby permitted, as defined within Classes A, B and C of Part 1 of the Schedule 2 of the Order, shall be carried out otherwise than in accordance with a planning permission granted by the Local Planning Authority.
Reason: To safeguard the amenities of the neighbouring properties and the landscape setting of the development, and to retain appropriate outdoor amenity space for occupiers of the dwelling, in accordance with Policies OSS4 (i, ii and iii) and EN3 of the Rother Local Plan Core Strategy and Policy DHG7 (i) of the DaSA Local Plan Proposed Submission – October 2018.
13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification), no garage, building, structure or erection of any kind, as defined within Class E of Part 1 of the Schedule 2 of the Order, shall be carried out within the curtilage of the chalet bungalow (House Type 1) hereby permitted, otherwise than in accordance with a planning permission granted by the Local Planning Authority.
Reason: To retain appropriate outdoor amenity space for occupiers of the dwelling, in accordance with Policy OSS4 (i) of the Rother Local Plan Core Strategy and Policy DHG7 (i) of the DaSA Local Plan Proposed Submission – October 2018.
14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification), no enlargement, addition or other alteration beyond the wall forming the side (west) elevation of the two-storey house (House Type 2) hereby permitted, as defined within Class A of Part 1 of the Schedule 2 of the Order, shall be carried out otherwise than in accordance with a planning permission granted by the Local Planning Authority.
Reason: To safeguard the landscape setting of the development, in accordance with Policies OSS4 (iii) and EN3 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. With regard to Condition 3 the landowner and/or developer is advised that measures for the protection of trees and hedgerows should be based on the recommendations relating to tree care, as set out in *BS 5837:2012 – Trees in relation to design, demolition and construction. Recommendations*.
3. The development will be subject to the requirements of the Building Regulations, and advice should be sought from the East Sussex Building Control Partnership. No work should be carried out until any necessary permission has been obtained.

4. The landowner and/or developer should take all relevant precautions to minimise the potential for disturbance to adjoining occupiers from noise and dust during the construction period. This should include not working outside the hours of 8am to 6pm Monday to Friday, 8am to 1pm on Saturdays, and no such work should take place on Sundays or Bank Holidays.
5. The landowner and/or developer is reminded that it is an offence to damage or destroy species protected under separate legislation. Planning permission for a development does not provide a defence against prosecution under European and UK wildlife protection legislation. Separate licences and consents may be required to undertake work on the site where protected species are found and these should be sought before development commences.

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/2018/1802/P

BODIAM Bodiam Castle, Castle Hill, Bodiam

Use of land for overflow car park

Statutory 8 week date: 10 September 2018

Extension of time agreed to: 20 November 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. 'Location Plan' and 'Site Plan' dated 19 June 2018
Drawing No. 5647-05 rev.A dated 14 June 2018
Drawing No. 5647-04 dated 14 June 2018
Landscape and Visual Impact Assessment by Harper Landscape Architecture, dated July 2018, with particular regard to Figure 11 Mitigation Options Plan.

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 works to or use of the application site for the purposes hereby approved shall commence until the soft landscaping details and car park layout have been submitted to and approved by the Local Planning Authority. The landscaping scheme and car park layout shall have reference to the mitigation outlined in the "Landscape and Visual Impact Assessment" by Harper Landscape Architecture Ltd dated July 2018 and shall include:
- 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) Planting plans.
 - c) Written specifications (including cultivation and other operations associated with plant and grass establishment).
 - d) Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate.
 - e) Implementation programme.
 - f) A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules.

The works are to be undertaken at the earliest opportunity, prior to commencing the use and completed in accordance with the approved details.

Reason: A pre-commencement condition is required to mitigate landscape impacts of the proposal and to ensure the conservation and enhancement of the landscape and scenic beauty of the High Weald Area of Outstanding Natural Beauty (AONB) in accordance with Policies OSS4 (iii) and EN1(i) of the Rother Local Plan Core Strategy and paragraph 172 of the National Planning Policy Framework.

4. No works shall commence to culvert the ditch or construct the access road across the ditch until plans showing the exact position for the new access into the field have been submitted to, and thereafter agreed on site and confirmed in writing by the Local Planning Authority. The new access should not result in the removal of any trees along this boundary and shall only be constructed in accordance with the approved plans.

Reason: In order to retain existing trees and minimise landscape impacts of the proposal and to ensure the conservation and enhancement of the landscape and scenic beauty of the High Weald AONB in accordance with Policies OSS4 (iii) and EN1(i) of the Rother Local Plan Core Strategy and paragraph 172 of the National Planning Policy Framework.

5. No use of the application site for the purposes hereby approved shall commence until full details of an enhanced drain, including petrol/oil interceptors, within the surface water drainage ditch (to the western side of the field unless a more appropriate location is found), have been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the approved details prior to commencement of the use.

Reason: 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 this sensitive location adjacent the River Rother and within the High Weald AONB, in accordance with Policies SRM2 (iii), EN7 (iii), EN1 and EN5 of the Rother Local Plan Core Strategy and paragraphs 163 and 164 of the National

Planning Policy Framework with accompanying ministerial statement of December 2014.

6. 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 planting any tree or a 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 mitigate landscape impacts of the proposal and to ensure the conservation and enhancement of the landscape and scenic beauty of the High Weald AONB in accordance with Policies OSS4 (iii) and EN1(i) of the Rother Local Plan Core Strategy and paragraph 172 of the National Planning Policy Framework.

NATIONAL PLANNING POLICY FRAMEWORK: In accordance with the requirements of the Framework (paragraphs 186 and 187) and with the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by 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/2018/2145/P BEXHILL 18 & 20 Collington Park Crescent – land between

Proposed development: Erection of two three bedroom and one four bedroom houses with garages

**Statutory 8 week date: 24 October 2018
Extension of time agreed to: 23 November 2018**

DECISION: APPLICATION WITHDRAWN

[View application/correspondence](#)

RR/2018/2188/P WESTFIELD Fir Tree Cottage – land opposite, New Cut

Erection of detached dwelling

**Statutory 8 week date: 24 October 2018
Extension of time agreed to: 20 November 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 Nos. 18-116-10 rev: A and 18-116-01 rev: B dated 05/08/2018.
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. Before any construction work is commenced, the finished slab level of the proposed building in relation to the existing level of the adjacent highway (New Cut) shall be submitted to and be approved in writing by the Local Planning Authority and the works shall be carried out in accordance with the approved details.
Reason: A pre-commencement condition is required to ensure the satisfactory development of the site in relation to surrounding residents having regard to Policy OSS4 (ii) of the Rother Local Plan Core Strategy.
4. Before construction work is commenced an area within the site shall be identified for the delivery and storage of construction materials and parking of vehicles the details of which shall be approved in writing by the Local Planning Authority. Such approved areas shall be retained for the duration of the development or until such other time as may be first agreed in writing by the Local Planning Authority.
Reason: A pre-commencement condition is required to minimise conflict with traffic using the local road network having regard to Policy OSS4 (iii) of the Rother Local Plan Core Strategy.
5. If on commencement of the development Japanese Knotweed is found to be present on site, then work should cease immediately, until details of a scheme prepared by an approved and appropriately qualified environmental consultant for the eradication of Japanese Knotweed, has been submitted to and approved in writing by the Local Planning Authority. The Japanese Knotweed shall then be treated/eradicated in accordance with the approved scheme.
Reason: In order to avoid risks to the environment in accordance with Policy OSS3 (viii) of the Rother Local Plan Core Strategy.
6. No above ground construction works shall commence until samples and colour of the materials to be used in the construction of the external surfaces of the building 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 appearance of the adjacent buildings and to preserve the visual amenities of the area in accordance with Policies OSS4 (iii) and EN1 (i) of the Rother Local Plan Core Strategy.

7. No above ground development shall take place on the site until the hard and soft landscaping details have been submitted to and approved by the Local Planning Authority, which shall include:
 - 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) Planting plans.
 - c) Written specifications (including cultivation and other operations associated with plant and grass establishment).
 - d) Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate.
 - e) Means of enclosure.
 - f) Hard surfacing materials.
 - g) Implementation programme.

Reason: To ensure that the proposed development does not prejudice the appearance of the locality in accordance with Policies OSS4 (iii) and EN1 (i) of the Rother Local Plan Core Strategy.
8. The development shall not be occupied until parking areas have been provided in accordance with approved plan, Drawing No. 18-116-01 rev: B, dated 05/08/2018 and the areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway in accordance with Policies TR4 (i) and CO6 (ii) of the Rother Local Plan Core Strategy.
9. All hard and soft 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.

Reason: To ensure that the proposed development does not prejudice the appearance of the locality in accordance with Policies OSS4 (iii) and EN1 (i) of the Rother Local Plan Core Strategy.
10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification), no extensions or alterations, as defined within classes A and B 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 and preservation of the amenities of the area in accordance with Policies OSS4 (ii) & (iii) and EN1 (i) of the Rother Local Plan Core Strategy.

NOTE:

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 www.rother.gov.uk/CIL for further information and the charging schedule.

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/2018/2329/P

**BODIAM
New House Farm, New House Lane**

**Proposed stable barn with 6 No. stables for
equestrian purposes on concrete base**

Statutory 8 week date: 16 November 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:
Location Plan Ref. No. TQRQM18260163753351 dated 17 Sept 2018
Block Plan Ref. No. TQRQM18260162415070 dated 17 Sept 2018
Layout Plan and Roof dated 18/09/2018
Elevations and plan view, Drawing No. 01 submitted with application
Jon William Stables brochure, submitted with application
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 floodlighting or other external means of illumination of the stables, shall be provided, installed or operated at the site.
Reason: To safeguard the visual amenities of the locality and the dark night sky of this part of the High Weald Area of Outstanding Natural Beauty (AONB) in accordance with Policies OSS4(iii), RA2(vi), RA3(v) and EN1(vii) of the Rother Local Plan Core Strategy.
4. The stables and exercise yard hereby permitted shall be used for private equestrian/recreational purposes only and not for any commercial riding, livery use, breeding, training or other business use.
Reason: To preserve the special character of the rural area within the High Weald AONB and the residential amenities of the locality in accordance with Policies OSS4 (ii)(iii), RA2(vi), RA3(v) and EN1(i) of the Rother Local Plan Core Strategy.

5. There shall be no burning of manure or soiled bedding on the land.
Reason: In the interests of the amenities of nearby properties and protecting local air quality in accordance with Policy OSS4 (ii) of the Rother Local Plan Core Strategy.

NATIONAL PLANNING POLICY FRAMEWORK: In accordance with the requirements of the Framework (paragraphs 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/2018/2283/P

PLAYDEN Peace & Plenty, Rye Road

Subdivision of existing dwelling to form a one bedroom cottage with associated parking and garden

Statutory 8 week date: 8 November 2018

Extension of time agreed to: 20 November 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. 428/PL/211revC
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 alterations to the building hereby approved 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 maintain the characteristics of the existing building in accordance with Policy OSS4 (iii) of the Rother Local Plan Core Strategy.
4. The dwelling shall not be first occupied until details, including positions, design, height and materials of the boundary treatment which has first been

submitted to and approved in writing by the Local Planning Authority, has been erected on site.

Reason: To ensure appropriate development of the site and preservation of the amenities of neighbouring properties and the area in accordance with Policy OSS4 (ii) (iii) of the Rother Local Plan Core Strategy.

5. The development shall not be occupied until the parking and turning areas have been provided in accordance with the approved plans 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 proposed development does not prejudice the free flow of traffic or conditions of general safety along the highway in accordance with Policy TR4 of the Rother Local Plan Core Strategy.

6. The building shall not be occupied until the existing access onto Houghton Green Lane has been physically closed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details and thereafter remain unaltered.

Reason: In the interests of general safety of both vehicles and pedestrian using Houghton Green Lane in accordance with Policy CO6 (ii) of the Rother Local Plan Core Strategy.

7. 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 of alterations, as defined within classes A, B & C 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 and preservation of the amenities of neighbouring properties and the area in accordance with Policy OSS4 (ii) (iii) of the Rother Local Plan Core Strategy.

8. 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 north 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.

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 www.rother.gov.uk/CIL for further information and the charging schedule.
2. Any proposed works on or abutting the existing highway will require a section 184 Licence from the County Council.

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.

[View application/correspondence](#)

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