

PLANNING COMMITTEE

14 February 2019

Minutes of the Planning Committee meeting held at the Town Hall, Bexhill-on-Sea on Thursday 14 February 2019 at 9:30am.

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

Other Members present: Councillors K. Harmer (in part), I.G.F. Jenkins (in part), M.J. Kenward (in part), Mrs E.M. Kirby-Green (in part) and C.R. Maynard (in part).

Advisory Officers in attendance: Head of Service Strategy and Planning, Development Manager, Major Applications and Appeals Manager (in part), Senior Planning Officer (in part), Planning Lawyer (in part), Democratic Services Manager and Monitoring Officer (in part) and Democratic Services Officer x 2.

Also Present: 1 member of press and 51 members of public.

PL18/52. **MINUTES**

The Chairman was authorised to sign the Minutes of the meeting held on 17 January 2019 as a correct record of the proceedings.

PL18/53. **APOLOGIES FOR ABSENCE**

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

PART I – RECOMMENDATION TO COUNCIL

PL18/54. **DETERMINATION OF PLANNING APPLICATION RR/2017/1705/P**

**RR/2017/1705/P BEXHILL – SPINDLEWOOD DRIVE – LAND OFF
OUTLINE: RESIDENTIAL DEVELOPMENT FOR
CIRCA 160 DWELLINGS WITH ALL MATTERS
OTHER THAN ACCESS RESERVED
Mr Ainslee**

Members considered the application for planning permission, reference RR/2017/1705/P. Following a lengthy debate the Planning Committee was unable to agree a resolution. The Head of Service Strategy and Planning therefore used his delegated powers, in agreement with the Chairman, prior to a decision having been taken by the Planning Committee, to refer the application to full Council for determination.

RECOMMENDED: That the Council be asked to determine the application for planning permission reference RR/2017/1705/P.

(Councillor Mrs Prochak declared a personal interest in this matter in so far as her husband is Chairman of the local 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).

PART II – DECISIONS TAKEN UNDER DELEGATED POWERS

PL18/55. 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.

PL18/56. **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.

PL18/57. **DATE FOR SITE INSPECTIONS** – Tuesday 12 March 2019 at 8:30am departing from the Town Hall, Bexhill.

CHAIRMAN

The meeting closed at 2:47pm

pl190214jh

RR/2017/1705/P

BEXHILL Spindlewood Drive – Land off

Outline: Residential development for circa 160 dwellings with all matters other than access reserved

Statutory 13 week date: 8 October 2018
Extension of time agreed to: 25 January 2019

This application was subject to public speaking.

DECISION: REFERRED TO FULL COUNCIL

See Minute Ref PL18/54.

(Councillor Mrs Prochak declared a personal interest in this matter in so far as her husband is Chairman of the local 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/2018/2680/P

ETCHINGHAM King John's Nursery, Sheepstreet Lane

Change of use of part of the site to allow hosting of wedding ceremonies

Statutory 8 week date: 20 December 2018
Extension of time agreed to: 21 February 2019

This application was subject to public speaking.

DECISION: GRANT (FULL PLANNING)

CONDITIONS:

1. The use hereby permitted shall be discontinued and the land restored to its former condition on or before the 28 February 2022 in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority three months prior to the expiration of the permission.
Reason: The wedding ceremony use is potentially detrimental to the amenities of nearby residential properties and this permission is granted temporarily to enable the Local Planning Authority to monitor and assess the effects of the proposal, having regard to the criteria set out in Policy OSS4 (iii) of the Rother Local Plan Core Strategy and paragraph 180 of the National Planning Policy Framework.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and details:
Drawing No. 2018-045v1-Location dated 25 October 2018
Drawing No. 2018-045v1-PropBlock dated 25 October 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 wedding ceremony use hereby permitted shall not commence until visibility splays of 2.4m by 100m have been provided at the vehicular access onto Sheepstreet Lane in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. The splays shall be provided in accordance with the approved details before the first wedding ceremony takes place and shall thereafter be maintained and kept free of all obstructions over a height of 600mm.
Reason: In the interests of highway safety in accordance with Policy CO6 (ii) of the Rother Local Plan Core Strategy.
4. The wedding ceremony use hereby permitted shall not commence until the car parking has been constructed and provided in accordance with the approved plan, Drawing No. 2018-045v1-PropBlock dated 25 October 2018. The parking 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 car parking space for the change of use in accordance with Policy TR4 (i) of the Rother Local Plan Core Strategy.
5. The wedding ceremony use hereby permitted shall not commence until a straw bale screen, measuring at least 2m high and 8m long, has been installed to the southwest of the event barn in accordance with details and plans to be submitted to and approved in writing by the Local Planning Authority.
Reason: To protect the living conditions of the occupants of nearby residential properties in accordance with Policy OSS4 (ii) of the Rother Local Plan Core Strategy and paragraph 180 of the National Planning Policy Framework.
6. No wedding ceremonies shall take place on Sundays.
Reason: To protect the living conditions of the occupants of nearby residential properties in accordance with Policy OSS4 (ii) of the Rother Local Plan Core Strategy and paragraph 180 of the National Planning Policy Framework.
7. The number of guests shall be limited to a maximum of 60 people per ceremony.
Reason: To protect the living conditions of the occupants of nearby residential properties in accordance with Policy OSS4 (ii) of the Rother Local Plan Core Strategy and paragraph 180 of the National Planning Policy Framework.
8. The parking of vehicles and gathering of guests relating to the wedding ceremony use hereby permitted shall only occur in the locations shown on the approved plan, Drawing No. 2018-045v1-PropBlock dated 25 October 2018.
Reason: To protect the living conditions of the occupants of nearby residential properties in accordance with Policy OSS4 (ii) of the Rother Local Plan Core Strategy and paragraph 180 of the National Planning Policy Framework.

9. The wedding ceremony use hereby permitted shall only be carried out between the hours of 09.00 to 17.00 Monday to Saturday and the number of ceremonies shall be limited to one per day.
Reason: To protect the living conditions of the occupants of nearby residential properties in accordance with Policy OSS4 (ii) of the Rother Local Plan Core Strategy and paragraph 180 of the National Planning Policy Framework.
10. No amplified music shall be played from the site.
Reason: To protect the living conditions of the occupants of nearby residential properties in accordance with Policy OSS4 (ii) of the Rother Local Plan Core Strategy and paragraph 180 of the National Planning Policy Framework.
11. Only one acoustic musician is permitted to play per ceremony.
Reason: To protect the living conditions of the occupants of nearby residential properties in accordance with Policy OSS4 (ii) of the Rother Local Plan Core Strategy and paragraph 180 of the National Planning Policy Framework.
12. During the wedding ceremonies hereby permitted, the doors and windows of the ceremony building which face the neighbouring properties towards the east and southeast shall remain closed at all times.
Reason: To protect the living conditions of the occupants of nearby residential properties in accordance with Policy OSS4 (ii) of the Rother Local Plan Core Strategy and paragraph 180 of the National Planning Policy Framework.
13. The number of ceremonies per year, starting from the date of this permission, shall not exceed 35.
Reason: To protect the living conditions of the occupants of nearby residential properties in accordance with Policy OSS4 (ii) of the Rother Local Plan Core Strategy and paragraph 180 of the National Planning Policy Framework.

NOTE:

1. Noise can constitute a statutory nuisance and is subject to the provisions of the Environmental Protection Act 1990 and other relevant law.

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 within the application (as originally submitted) and negotiating, with the applicant, for additional information to be submitted 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.

(Councillor Mrs Barnes declared a personal and prejudicial interest in this matter in so far as her granddaughter is employed by the applicant and in accordance with the Members' Code of Conduct left the room during the consideration thereof without addressing the Planning Committee, as she was entitled to, in accordance with the public speaking scheme).

(Councillor Mrs Prochak declared a personal and prejudicial interest in this matter in so far as she was a personal friend of the lead petitioner 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/2018/3111/P

BEXHILL

4 Beeching Close

Change of use from assumed existing B1 use to Sui Generis Use as an "Ambulance Community Response Post" for the provision of staff welfare facilities whilst providing emergency cover in the area

Statutory 8 week date: 6 February 2019

Extension of time agreed to: 19 February 2019

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/details:
Design & Access Statement, as originally submitted with the application;
SECAmb Statement regarding Transport Implications, as originally submitted with the application;
Site Location Plan, as originally submitted with the application.
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 use hereby permitted shall be carried on only by South East Coast Ambulance Service NHS Foundation Trust. When the premises cease to be occupied by South East Coast Ambulance Service NHS Foundation Trust, the use hereby permitted shall cease and return to its former use with Use Class B1(c) as defined in The Town and Country Planning (Use Classes) Order 1987 (as amended).
Reason: To ensure the appropriate use of the premises and to protect the residential amenities of neighbouring properties in accordance with Policies EC3 and OSS4 (ii) of the Rother Local Plan Core Strategy (2014).

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/2018/3044/P

BEXHILL 18 & 20 Collington Park Crescent – land between

Erection of two 3 bedroom and one 4 bedroom houses with garages

Statutory 8 week date: 1 February 2019

Extension of time agreed to: 21 February 2019

DECISION: REFUSE (FULL PLANNING)

REASONS FOR REFUSAL:

1. The proposed development would result in the unjustified loss of an area of amenity green space, which was identified as such in the Rother District Council Open Space, Sport & Recreation Study (dated November 2007). The open space was purposely included within the original housing estate design and is of public value. The open space has not been demonstrated to be surplus to local requirements and would result in the reduction of the district wide supply of amenity green spaces, which is significantly below the recommended district wide standard. In addition, the proposal would conflict with the local quality standard for amenity green space for small sites as the development would result in the loss of an important visual amenity function. As such the proposed development conflicts with Policy CO3 (i) (iii) of the Rother Local Plan Core Strategy, paragraph 97 of the National Planning Policy Framework and Paragraph: 001 Reference ID: 37-001-20140306 (Revision date: 06 03 2014) of the Planning Policy Guidance.
2. The land was purposely included as part of the original housing estate design when it was developed in the late 1970s and contributes positively to the character and appearance of the locality, by providing a welcome visual break in an otherwise suburban and fairly homogeneous streetscene. It is essential that open undeveloped spaces that were purposely included as part of estate developments within the confines of town are not lost to development. The amenity green space is important to the local urban landscape and setting of the estate and its loss would harm the character and appearance of the locality, contrary to Policies OSS4 (iii), BX1 (i) and EN3 (i) of the Rother Local Plan Core Strategy.

NOTE:

1. This decision notice relates to the following set of plans:
Drawing No. 8315/1 dated July 2018
Drawing No. 8315/2 dated July 2018
Drawing No. 8315/3 dated July 2018
Drawing No. 8315/4 dated July 2018

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 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.

[View application/correspondence](#)

RR/2018/3075/P

BEXHILL

3 Little Twitten - Land Adjoining

Proposed Detached Dwelling

Statutory 8 week date: 3 February 2019

Extension of time agreed to: 22 February 2019

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 and document:
Site Plan, Dated 19/11/18 (No drawing number)
Drawing No. 94458/102/B dated October 2018
Drawing No. 94458/101/C dated September 2018
Block Plan, Drawing No.94458/LP dated September 2018
Location Plan, Drawing No.94458/LP dated September 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 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 and none of the dwellings shall be occupied until the drainage works to serve the development have been provided in accordance with the approved details.
Reason: These details are required prior to commencement of works to ensure satisfactory surface water drainage of the site, in accordance with Policy EN7 of the Rother Local Plan Core Strategy.
4. No development above ground level shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, height, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in

accordance with the approved details before the dwellings are occupied and shall thereafter be retained.

Reason: To ensure a high quality public realm taking account of the characteristics of the area and to safeguard the amenities of neighbouring properties, in accordance with Policies OSS4 (ii & iii) and EN3 of the Rother Local Plan Core Strategy.

5. No development above ground level shall commence until details for the landscaping of the site have been submitted to and approved in writing by the Local Planning Authority. The details shall include:
 - a) a planting plan with schedule of plants/trees, noting species, plant sizes and positions; and
 - b) an implementation programme.

Reason: To ensure a high quality public realm taking account of the characteristics of the area, in accordance with Policies OSS4 (iii) and EN3 of the Rother Local Plan Core Strategy.

6. At the time of construction and prior to the first occupation or use of the dwelling hereby approved, the first floor window on the western elevation, as indicated on the approved Drawing No. 94458/101/C, date stamped September 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 the area in accordance with Policy OSS4 (ii) of the Rother Local Plan Core Strategy.

7. No dwelling shall be occupied until the parking areas have been provided for both the proposed dwelling and 3 Little Twitten in accordance with the approved site plan dated 19/11/18 and the parking 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.

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 a high quality public realm taking account of the characteristics of the area, in accordance with Policies OSS4 (iii) and EN3 of the Rother Local Plan Core Strategy.

9. 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 or other alteration to the roof of the dwelling, as defined within Class B and Class C, 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 safeguard the amenities of the neighbouring properties and the landscape setting of the development, and to retain appropriate outdoor amenity space for future occupiers, in accordance with Policies OSS4 (i, ii and iii) and EN3 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 windows or other openings (other than those expressly authorised by this permission) shall be inserted into the side elevations of the dwelling.

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 <http://www.rother.gov.uk/CIL> for further information and the charging schedule.
2. 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.
3. 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.

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](#)

RM

RR/2018/2972/P

BEXHILL 7 Pleyden Rise – Bexhill

Alterations and extensions to existing building to form a pair of semi-detached dwellings

Statutory 8 week date: 22 January 2019

Extension of time agreed to: 21 February 2019

DECISION: GRANT (FULL PLANNING) DELEGATED (CONSULTATION ON AMENDED PLANS)

Members had visited the site as part of their site inspections. The proposal was for extensions to the existing dwelling and sub-division to form a pair of semi-detached dwellings (one three and one four bedroom). The new development, although resulting in a semi-detached pair, would have similar design features to the existing properties (i.e. gable features, similar windows and matching materials) and would provide off-road parking. The Committee was advised that the applicant was willing to amend the plans to remove the large window proposed within the northern side elevation.

Members considered that the proposal was not excessive in size or overbearing and not out of keeping with the character and appearance of the current dwelling or surrounding area. They also felt that the side extension would not have an adverse impact on the residential amenities of the neighbouring properties, once amended to remove the first floor side window. Members therefore granted permission but delegated the decision to allow consultation of the revised drawings and inclusion of relevant conditions.

[View application/correspondence](#)

RR/2018/2491/P

CATSFIELD Spring Cottage – land adjacent, Church Lane

Erection of 1 No. detached dwelling. Also, formation of vehicular field access

Statutory 8 week date: 25 December 2018

Extension of time agreed to: 18 February 2019

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 location plan & block plan: Drawing No. BA1826.01 dated March 2018
Proposed site levels plan: Drawing No. BA1826.16A, Revision A dated December 2018
Proposed elevations and levels AA and BB: Drawing No. BA1826.19 dated December 2018

Proposed elevations and levels CC: Drawing No. BA1826.20 dated December 2018

Proposed elevations and levels DD: Drawing No. BA1826.21 dated January 2019

As proposed plans and elevations: Drawing No. BA 1826.18A, Revision A

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 works of excavation, until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The Statement shall provide for:
 - a) the area(s) of the site to be used for storage of materials and plant; construction site access, parking and manoeuvring, with the intention of containing all related vehicles and equipment within the site as far as reasonably possible; and
 - b) provide for construction work to take place only between the hours of 08:00 and 18:00 Monday to Fridays, 08:00 and 13:00 on Saturdays and not at any time on Sundays, Bank or Public Holidays.

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: These details are required prior to commencement of works to ensure the environmental impacts of construction, including initial groundworks are prevented or minimised in accordance with Policy EN5 of the Rother Local Plan Core Strategy.

4. Before commencement of any works on site, a Waste Management Plan/Statement to include details of the measures to minimise and manage waste generated by the scheme shall be submitted for the consideration and approval of the Local Planning Authority. This shall include principally the proposed means of disposing of excavated spoil from the groundworks. The development shall only be carried out in accordance with the approved detail.

Reason: In the interests of seeking a sustainable development which minimises waste, in accordance with the Supplementary Planning Guidance on "Construction and Demolition Waste" (2006), by East Sussex County Council and having regard to amenity issues in accordance with Policy OSS4 (ii) of the Rother Local Plan Core Strategy. These details are required prior to commencement of works to ensure the environmental impacts of construction, including initial groundworks are managed throughout the course of development.

Note: Subject to consideration of the details of any proposal (Waste Management Plan/Statement), the applicant/developer is advised that the deposition of extracted spoil, including on any adjacent land, may constitute development requiring planning permission in its own right.

5. Before the relevant part of the development is commenced, samples of all materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. This shall include the materials to be used externally on the retaining walls. The development shall be carried out only in accordance with the approved details.

Reason: To ensure that the development reflects the character of the locality and to preserve the visual amenities of the area in accordance with Policies OSS4 (iii) of the Rother Local Plan Core Strategy.

6. The proposed window design details shall comprise only flush-fitting, opening and/or fixed casements, to achieve a balanced and uniform window appearance that reflects the traditional style of window design in the High Weald.
Reason: To maintain the characteristics of the locality in accordance with Policy OSS4 (iii) of the Rother Local Plan Core Strategy.
7. Detail of the positions, design, height, materials and type of boundary treatment to be erected shall be submitted for the consideration and subsequent approval of the Local Planning Authority. The proposed details shall include the retention of the existing frontage hedge, which shall be protected during the course of development and retained thereafter in accordance with the details set out in the application. The boundary treatment shall be completed in accordance with the approved details before the dwelling is occupied.
Reason: To enhance the appearance of the development in accordance with Policy OSS4 (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), the garage hereby approved shall be retained for such use at ground floor 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.
9. The dwelling hereby approved shall not be occupied until two on-site parking spaces have been provided to serve the new dwelling and two on-site spaces have been provided to serve the existing Spring Cottage in accordance with the approved plan, Drawing No. BA1826.16A revision A 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 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.

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](#)

Erection of agricultural barn

Statutory 8 week date: 3 December 2018

Extension of time agreed to: 19 February 2019

DECISION: GRANT (FULL PLANNING)

Members had visited the site as part of their site inspections. The proposal was for the construction of an agricultural building to serve Great Buckhurst Farm. The building would be set back from the highway (A21) and would be sited to run parallel with the road. The building would measure 35m by 10m with an overall ridge height of 10.1m, clad in timer weatherboarding with a plain clay tiled roof. The building would be accessed via the existing access from the A21, with a new drive and turning area provided, as well as landscaping along the road boundary.

Consideration was given to updated information from the applicant regarding landscaping and differences with the previous proposal which was circulated to Members prior to the meeting. Regard was also given to the concerns of Westfield Parish Council in relation to access onto the A21, proximity to the neighbouring property and design, as well as comments from the local Ward Member.

Members considered the barn was of good design and size, would not be out of character with the area and therefore would not have a harmful impact on the visual amenities and scenic beauty of the High Weald Area of Outstanding Natural Beauty. The Committee felt that indigenous planting / landscaping should be incorporated into the scheme to screen the barn from the road side. Members therefore granted permission subject to the inclusion of standard conditions including planting / landscaping.

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. 5213/LBP/C dated Jan 17
Drawing No. 5213/16/1/B dated Feb 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. No development above ground level shall take place until details 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 preserves the visual amenities of the area in accordance with Policies OSS4 (iii) and EN1 (i) of the Rother Local Plan Core Strategy.

4. No development above ground level shall take place on any part of the site until the soft landscaping details for the part of the site forward of the building and adjacent to the A21 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; and
 - e) implementation programme.

Reason: To ensure the creation of a high quality public realm and landscape setting in accordance with Policies OSS4 (iii) and EN1 (i) of the Rother Local Plan Core Strategy.

NOTE:

1. Safe digging practices, in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is the applicant's responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working on or near the relevant plant in relation to this development.

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.

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RR/2018/3039/P

**WESTFIELD The Old Chicken Barn, Hoads Farm,
Moat Lane**

Change of use of former chicken shed (agricultural use) to a mixed use comprising storage and restoration of private vehicle collection and office use. Formation of hardstanding around building. External alterations to existing building (part retrospective)

DECISION: GRANT (FULL PLANNING)

CONDITIONS:

1. The storage and restoration of vehicles hereby permitted shall be carried out only by Mr Peter Jans, and for no other purpose including any other use within Class B2 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 or re-enacting that Order.
Reason: In the interests of protecting the living conditions of nearby residential occupiers from disturbance from noise, smells and fumes having regard to Paragraph 123 of the National Planning Policy Framework and Policy OSS4 (ii) of the Rother Local Plan Core Strategy.
2. The development hereby permitted shall be carried out in accordance with the following approved drawing:
Proposed Floor Plans and Sections No. 998-111 Revision B, dated APR 18
Proposed Site Plan No. 998-120 Revision D, dated Nov 18
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. Within three months of the date of this decision, all vehicles shall be stored inside the building and thereafter retained and no vehicles shall be stored in the open air at any time, notwithstanding the space provided for two vehicles in front of the building.
Reason: To ensure that the vehicles are contained within the existing building, thus ensuring it has an acceptable visual impact and is suitable for the rural locality, in accordance with Policy RA3 (v) of the Rother Local Plan Core Strategy.
4. No development in relation to the hard-standing hereby permitted shall commence until details of the materials to be used in the construction of this surface have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details within six months of the approval of these details.
Reason: To ensure that the development reflects the character and/or appearance of the existing building and to preserve the visual amenities of the area in accordance with Policies OSS4 (iii) of the Rother Local Plan Core Strategy.
5. Within two months of the date of this permission, details of a contamination prevention scheme in association with the storage of vehicles shall be submitted and approved in writing by the Local Planning Authority. The scheme shall incorporate oil/fuel interceptors or other suitable means that will prevent spent oils/chemicals from contaminating the site. Following the approval of these details, such scheme shall be implemented within a further three months and thereafter retained.

Reason: To ensure the satisfactory drainage of the site and to prevent water and ground pollution in accordance with Policies OSS4 (iii) and EN7 of the Rother Local Plan Core Strategy.

6. No vehicle testing, braking, panel beating or paint spraying shall take place anywhere on the site, no power tools or machinery shall be permitted outside in the open air at any time and no vehicle parts from vehicle breaking shall be stored on site.

Reason: In the interests of protecting the living conditions of nearby residential occupiers from disturbance from noise, smells and fumes having regard to the National Planning Policy Framework and Policy OSS4 (ii) of the Rother Local Plan Core Strategy.

7. No external floodlighting or other means of external illumination shall be used at the site unless a scheme is submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the character and appearance of this countryside and High Weald Area of Outstanding Natural Beauty location, having regard to the National Planning Policy Framework and Policies OSS3 (vi), OSS4 (iii), RA2 (viii), RA3 (v) and EN1 (i and vii) of the Rother Local Plan Core Strategy (2014).

8. No machinery shall be operated, no process shall be carried out and no deliveries shall be taken at or despatched from the site outside the following times: 0800 to 1800 on Mondays to Fridays; 0800 to 1300 on Saturdays; and not at any time on Sundays, Bank or Public Holidays.

Reason: In the interests of protecting the living conditions of nearby residential occupiers from disturbance from noise, and protecting the amenities of the rural countryside and the High Weald Area of Outstanding Natural Beauty, having regard to the National Planning Policy Framework and Policies OSS4 (ii) and EN1 (i) of the Rother Local Plan Core Strategy (2014).

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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RM

RR/2018/2937/P

WESTFIELD Bellevue, Main Road

Proposed dwelling and parking

Statutory 8 week date: 15 January 2018

Extension of time agreed to: 19 February 2019

DECISION: GRANT (FULL PLANNING)

Members had visited the site as part of their site inspections. The proposal was for the erection of a 4 x bedroom chalet bungalow on a redundant parcel of land at the rear of the butchers / delicatessen on the Main Road. Two off-street car parking spaces and a turning area were proposed with parking retained for the existing flat and butchers / delicatessen. The Committee was advised that the applicant had submitted an amended design which included increased separation of the boundary from the neighbouring property, height reduction, as well as a full hipped cat-slide roof now facing the neighbouring property Mill Mead.

Consideration was given to the support received from the neighbouring property Mill Mead, the supportive comments submitted by Westfield Parish Council, proximity to the neighbouring properties, design, highway and parking provision, as well as comments from the local Ward Member.

Members considered that the additional dwelling would benefit the local area, was of an attractive design and would not harm the living conditions of the adjoining residents. Members therefore granted permission subject to the inclusion of standard conditions.

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. 1811/02E (Site and Block Plans) dated July 2018
Drawing No. 1811/04 (Proposed Plans & Elevations (amended)) dated Sept 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 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.
Reason: This pre-commencement condition is required to ensure that the archaeological and historical interest of the site 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 2014.
4. The dwelling hereby permitted shall not be occupied 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 3 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 and in accordance with Policy EN2 (vi) of the Rother Local Plan Core Strategy 2014.

5. No development above ground level shall take place until samples or details 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 preserve the visual amenities of the area in accordance with Policy OSS4 (iii) of the Rother Local Plan Core Strategy 2014.
6. No development above ground level shall take place until the hard and soft landscaping details for the site have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.
Reason: To enhance the appearance of the development in accordance with Policy OSS4 (iii) of the Rother Local Plan Core Strategy 2014.
7. The dwelling hereby permitted shall not be occupied until parking and turning areas have been provided in accordance with approved Drawing No. 1811/02E (Site and Block Plans) dated July 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 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 2014.

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. For assistance and advice in seeking compliance with the requirements of Condition 3, please contact the County Archaeology Team at East Sussex County Council, Transport & Environment, County Hall, Lewes, BN7 1UE on county.archaeology@eastsussex.gov.uk.
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 is advised that an application to build over/near Public Sewers is likely to be required. This matter will be dealt with under the Building Regulations in consultation with Southern Water.
5. 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.

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.

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RR/2018/731/P

CAMBER Pontins Limited, Lydd Road

Erection of 15m x 30m marquee on the site of a disused/redundant go kart track

Statutory 8 week date: 24 January 2018

Extension of time agreed to: 19 February 2019

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. 04 Revision B (PROPOSED SITE PLAN 1) dated MAR 2018
Drawing No. 05 Revision B (PROPOSED SITE PLAN 2) dated MAR 2018
Drawing No. 06 Revision B (EXISTING SOUTH ELEVATION AND PROPOSED NORTH, EAST, SOUTH & WEST ELEVATIONS) dated MAR 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 marquee hereby permitted shall only be used for checking-in guests staying at Pontins Limited Camber Sands and for no other purpose.
Reason: To protect the living conditions of neighbouring residents in the surrounding area from disturbance from noise, in accordance with Policy OSS4 (ii) of the Rother Local Plan Core Strategy 2014.
4. No amplified music or vocals shall take place within the marquee hereby permitted.
Reason: To protect the living conditions of neighbouring residents in the surrounding area from disturbance from noise, in accordance with Policy OSS4 (ii) of the Rother Local Plan Core Strategy 2014.

NOTE:

1. The applicant is advised that Rother District Council owns the freehold of the site and as such erection of the marquee will require the Council's formal consent as landlord under the terms of the Lease. For the avoidance of doubt, this planning permission does not constitute a consent under the lease, which must be obtained before the marquee can be erected.

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.

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