

PLANNING COMMITTEE

18 April 2019

Minutes of the Planning Committee meeting held at the Town Hall, Bexhill-on-Sea on Thursday 18 April 2019 at 9:30am.

Committee Members present: B. Kentfield (Chairman), Mrs M.L. Barnes (Vice-Chairman), G.C. Curtis, Mrs D.C. Earl-Williams, R.V. Elliston (in part), 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.P. Dixon (in part).

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

Also Present: 1 member of press and 14 members of public.

PL18/63. MINUTES

The Chairman was authorised to sign the Minutes of the meeting held on 14 March 2019 as a correct record of the proceedings.

PL18/64. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors A.K. Azad and P.R. Douart.

PART II – DECISIONS TAKEN UNDER DELEGATED POWERS

PL18/65. 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.

PL18/66.
(15)

APPEALS

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

RESOLVED: That the report be noted.

PL18/67.

DATE FOR SITE INSPECTIONS – Tuesday 28 May 2019 at 8:30am departing from the Town Hall, Bexhill.

CHAIRMAN

The meeting closed at 11:55am

pl190418jh

[RR/2019/158/P](#)

**BATTLE Watch Oak House – Land adjacent to,
Chain Lane, Battle**

**Outline: Erection of three dwellings, access and
parking**

Statutory 8 week date: 20 March 2019

Extension of time agreed to: 24 April 2019

This application was subject to public speaking.

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

- **A financial contribution for the off-site provision of affordable housing.**
-

CONDITIONS:

1. Approval of the details of layout, appearance, landscaping and scale (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before development commences on each phase of the development.
Reason: In accordance with the requirements of Article 4(1) of the Town and Country Planning (Development Management Procedure) Order 2010.
2. Plans and particulars of the reserved matters referred to in Condition 1 above shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.
Reason: In accordance with the requirements of Article 4(1) of the Town and Country Planning (Development Management Procedure) Order 2010.
3. Application for approval of all the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
Reason: In accordance with section 92 of the Town and Country Planning Act 1990 (as amended by section 51 of the Planning and Compulsory Purchase Act 2004).
4. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
Reason: In accordance with section 92 of the Town and Country Planning Act 1990 (as amended by section 51 of the Planning and Compulsory Purchase Act 2004).
5. The development hereby permitted shall be carried out in accordance with the following approved plans:
Location plan: Drawing No. BA1785.01 Rev.A, dated Feb. 2019
Block Plan: Drawing No. BA1785.02 rev.A, dated Feb. 2019

Proposed site access as shown on 'illustrative block plan': Drawing No. BA1785.28 rev.A, dated Feb. 2019

For the avoidance of doubt the 'illustrative layout' is not hereby approved.

Phase 1 Habitats Survey and Enhancement Proposals, by Wildlife Matters, dated 24 October 2018.

Tree Survey and Arboricultural Impact Assessment Report by The Living Forest, dated 31 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.

6. Pursuant to Condition 1, details shall be submitted of the finished ground floor levels for any building(s) on the site in relation to existing and proposed site levels, the adjacent highway and adjacent properties, together with details of levels of all accesses, to include pathways, driveways, steps and ramps. Any development shall subsequently be carried out in accordance with the approved details.

Reason: To ensure the satisfactory development of the site in accordance with Policy OSS4 (ii) and (iii) of the Rother Local Plan Core Strategy.

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

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

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

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

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

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

9. Prior to the occupation of the development, a landscape management plan, including management responsibilities and maintenance schedules for the site including any communal hard and soft landscape/open space areas, shall be

submitted to and approved by the Local Planning Authority. The landscape management plan shall be carried out as approved.

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

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

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

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

12. No development shall be occupied until such time as the vehicular access serving the development has been constructed in accordance with plans and details first submitted to and approved in writing by the Local Planning Authority.

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

13. Within the details required under Condition 1, a scheme for the provision of foul water drainage works and surface water drainage shall be submitted for the consideration and subsequent approval of 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 integral to the whole development and are therefore required as part of the design and layout for the site and prior to commencement of works to prevent the increased risk of flooding, to improve and protect water quality, and ensure future maintenance of the surface water drainage system in accordance with Policies SRM2 (iii) and EN7 (iii) of the Rother Local Plan Core Strategy and paragraphs 100 and 103 of the National Planning Policy Framework with accompanying ministerial statement of December 2014.

14. Within the details required under Condition 1, proposals for the siting and form of bins for the storage and recycling of refuse within the site (internally or externally), and a collection point, shall be submitted for the consideration and subsequent approval of the Local Planning Authority. The approved details

shall be implemented prior to the occupation of any dwellings and thereafter continued, with all bins and containers available for use, maintained and replaced as need be.

Reason: In the interests of providing sustainable development and protect and safeguard the residential and visual amenities of the locality in accordance with Policy OSS4 (i), (ii) and (iii) of the Rother Local Plan Core Strategy.

NOTES:

1. This permission is the subject of an obligation under section 106 of the Town and Country Planning Act 1990.
2. The applicant/developer is advised that the submitted illustrative layout is not approved.
3. The East Sussex County Council Highway Authority would wish to see full details as part of condition 1 for the provision of car parking, cycle parking, turning space and layout of the internal road.
4. The proposed development will be subject to the Community Infrastructure Levy (CIL) at the reserved matters stage.
5. Southern Water has indicated that an application for connection to the public sewer is required.

NATIONAL PLANNING POLICY FRAMEWORK: In accordance with the requirements of the Framework (paragraphs 186 and 187) and with the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

RM

[RR/2019/241/P](#)

BATTLE Marbat, Marley Lane

Proposed dwelling and garage

Statutory 8 week date: 1 April 2019

Extension of time agreed to: 25 April 2019

DECISION: GRANT (FULL PLANNING)

Members had visited the site as part of their site inspections. The proposal was for the construction of a two storey detached dwelling and a detached double garage with office or gym. The building would accommodate multi-generational living.

Consideration was given to updated information received from the applicant regarding the reduced size of the property compared to the previous application and hardstanding proposed which was circulated to Members prior to the meeting.

Members also took regard of the support and no objection of the scheme from Battle Town Council and the Highway Authority's respectively, as well as concerns regarding unsustainability of the site and the impact on the High Weald Area of Outstanding Natural Beauty (AONB).

Councillor Mrs Barnes moved the motion to refuse (Full Planning) and this was seconded by Councillor Mrs Hughes. The motion was declared LOST (5 for / 6 against).

Members discussed further the acceptability of the proposal and recognised that the applicant had reduced the scale of the property by approximately 25%. In weighing up all the issues, including the lack of a current 5-year supply of available housing land, Members considered that the character and appearance of the property would not have a harmful impact on the landscape and scenic beauty of the AONB given the built up character of this section of Marley Lane and, that the application site was not isolated and was reasonably sustainable given the nature of surrounding developments. Therefore, the Committee considered that the application for full planning should be granted subject to the inclusion of standard conditions.

Councillor Curtis moved the motion to grant (Full Planning) and this was seconded by Councillor Mrs Prochak. Resolution voted on – the motion was CARRIED (6 for / 5 against).

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. 5885/19/LBP, dated December 2018
Drawing No. 5885/19/1, dated December 2018
Drawing No. 5885/19/2, dated December 2018
Drawing No. 5885/19/3, dated December 2018
Drawing No. 5885/19/4, dated December 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 the vehicular access serving the development has been reconstructed in accordance with the approved Drawing No. 5885/19/4.
Reason: In the interests of road safety in accordance with Policy TR3 of the Rother Local Plan Core Strategy.
4. No development above ground level shall take place until samples/details of the materials to be used in the construction of the external surfaces of the dwelling and garage hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the development reflects the character and/or appearance of the existing building and to preserve the visual amenities of the area in accordance with Policy OSS4 (iii) of the Rother Local Plan Core Strategy.

5. No part of the development shall first be occupied until visibility splays of 2.4m by 97m have been provided at the proposed site vehicular access onto Marley Lane. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 600mm.

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

6. No part of the development shall first be occupied until the car parking has been constructed and provided in accordance with the approved Drawing No. 5885/19/4. The areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles.

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

7. No part of the development shall first be occupied until the vehicle turning space has been constructed and provided in accordance with the approved Drawing No. 5885/19/4. This space shall thereafter be retained at all times for this use.

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

8. No part of the development shall first be occupied until cycle parking spaces have been provided in accordance with the approved details. The areas shall thereafter be retained for that use and shall not be used other than for the parking of cycles.

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

9. No development above ground level of the site shall take place until the hard and soft landscaping details of 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.

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.

**Erection of single storey rear and side extension
(retrospective)**

Statutory 8 week date: 15 March 2019

Extension of time agreed to: 24 April 2019

DECISION: GRANT (FULL PLANNING)

CONDITION:

1. The development hereby permitted relates to the following approved drawings:
Drawing No. A105, dated 08/07/18
Drawing No. A103 B, dated 19/01/18
Drawing No. A104 B, dated 19/01/18
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."

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.

**Variation of Condition 3 imposed on allowed appeal,
ref: APP/U1430/W/17/3183755, to extend opening
hours of café from 09.00-18.00 to 08.00-18.00**

Statutory 8 week date: 6 February 2019

Extension of time agreed to: 24 April 2019

DECISION: GRANT (FULL PLANNING)

CONDITIONS:

1. The development shall not proceed other than in accordance with Conditions 1, 2, 4, 5, and 6 imposed on allowed appeal ref: APP/U1430/W/17/3183755, dated 12 April 2018, which remain in full force and effect.

Reason: This permission is granted pursuant to allowed appeal ref: APP/U1430/W/17/3183755, dated 12 April 2018. Under Section 73 of the Town and Country Planning Act 1990, the Council has considered the conditions subject to which that previous appeal was allowed and confirms that the conditions and associated reasons remain pertinent and are re-imposed, apart from as varied by this permission.

Condition 3 of allowed Appeal Ref: APP/U1430/W/17/3183755 is amended as follows:

3. The premises shall not be open to customers outside the hours of 08.00 to 18.00 on any day.

Reason: In order to preserve the character and appearance of the locality and neighbouring amenities in accordance with Policies OSS4, RA2, RA3, and EN1 of the Rother Local Plan Core Strategy (2014) and Policies DEN1 and DEN2 of the emerging Development and Site Allocations Local Plan (Proposed Submission – October 2018).

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.

[RR/2019/737/P](#)

BEXHILL Bexhill & Polegrove Bowls Club, The Polegrove, Richmond Road

Variation of Condition 2 imposed on RR/2016/424/P to allow reduction of building foot print; relocation of building within site; removal of 1 No. window in rear elevation; reduction of end windows in north elevation and internal layout changed as per planning permission to lobby disabled WC

Statutory 8 week date: 16 May 2019

DECISION: GRANT (FULL PLANNING) DELEGATED (SUBJECT TO: THE EXPIRY OF THE CONSULTATION PERIOD)

CONDITIONS:

1. The development hereby permitted shall be begun before the expiration of three years from the date of planning permission RR/2016/424/P.

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:
Design & Access Statement dated February 2016
Proposed Roof & Site Plan Drawing No. 1800.P02 dated December 2018.
Proposed Plans and Elevations Drawing No. 1800.P01 dated February 2018.
Reason: For the avoidance of doubt and in the interests of proper planning, as advised in Planning Practice Guidance Paragraph: 022 Reference ID: 21a-022-20140306.
3. Prior to commencement of the works for the construction of the new building hereby approved, samples of the external materials to be used in the development shall be provided for the written approval of the Local Planning Authority. Development shall be carried out in accordance with the approved details.
Reason: To ensure an appropriate design for the locality in accordance with Policies OSS4 (iii) and EN3 (i) of the Rother District Local Plan Core Strategy (2014).
4. No external metal roller shutters or similar are to fixed to the building.
Reason: To ensure an appropriate design for the locality in accordance with Policies OSS4 (iii) and EN3 (i) of Rother District Local Plan Core Strategy (2014).

NOTE:

1. The applicant's attention is drawn to the advice contained in the Sport England Clubhouse Design Guidance
<http://www.sportengland.org/media/10792/2-clubhouse-design.pdf>

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.

RR/2019/207/P

HURST GREEN Pooks Farm, London Road

Erection of shepherds hut

Statutory 8 week date: 22 April 2019

Extension of time agreed to: 29 April 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:
Block Plan/Application Site, Pooks Farm, dated 19 February 2019
Internal Floor Plan, Scale 1:40 (hand drawn, undated)
Elevations, Scale 1:20 (hand drawn, undated)
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 holiday accommodation is to be occupied for holiday purposes only and shall not be occupied as a person's sole or main place of residence.
Reason: To ensure that the approved holiday accommodation is not used for unauthorised permanent residential occupation in accordance with Policies OSS4 (iii) EC6 and RA3 of the Rother Local Plan Core Strategy.
4. The owners/operators shall maintain an up-to-date register of the names of all owners and/or occupiers of individual holiday accommodation on the site, and of their main home addresses, and shall make this information available at all reasonable times to the Local Planning Authority.
Reason: To ensure that the approved holiday accommodation is not used for unauthorised permanent residential occupation in accordance with Policies OSS4 (iii) EC6 and RA3 of the Rother Local Plan Core Strategy.
5. The proposed holiday unit shall not be occupied for more than 56 days in total in any calendar year by any one person.
Reason: To ensure that the approved holiday accommodation is not used for unauthorised permanent residential occupation in accordance with Policies OSS4 (iii) EC6 and RA3 of the Rother Local Plan Core Strategy.

NOTE:

1. The black line edged on the Block Plan/Application Site, dated 19 February 2019, is not considered to reflect the residential curtilage for the dwellinghouse, Pooks Farm.

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.

[RR/2019/244/P](#)

PETT School End, Pett Road

**Two storey linked rear extension, revisions to
RR/2016/2412/P**

DECISION: GRANT (FULL PLANNING)

CONDITIONS:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: In accordance with section 91 of the Town and Country Planning Act 1990 (as amended by section 51 of the Planning and Compulsory Purchase Act 2004).
2. The development hereby permitted shall be carried out in accordance with the following approved drawings:
Drawing No. P1503-BT-50, dated August 2016
Drawing No. P1609-BT-160, dated June 2017
Drawing No. P1609-BT-225, dated July 2017
Drawing No. P1609-BT-226, dated July 2017
Drawing No. P1609-BT-227, dated July 2017
Drawing No. P1609-BT-350, dated July 2017
Drawing No. P1609-BT-351, dated July 2017
Drawing No. P1609-BT-450, dated July 2017
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. 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 to and approved in writing by the Local Planning Authority.
Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with the National Planning Policy Framework and in accordance with Policy EN2 of the Rother Local Plan Core Strategy (2014).
4. The archaeological works shall be carried out in accordance with the approved written scheme of investigation and a written record of all archaeological works undertaken shall be submitted to the Local Planning Authority within three months of the completion of any archaeological investigation unless an alternative timescale for submission of the report is agreed in writing with the Local Planning Authority.
Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with the National Planning Policy Framework and in accordance with Policy EN2 of the Rother Local Plan Core Strategy (2014).
5. Prior to the replacement of the windows to the existing dwelling, 1:2 scale horizontal and vertical sections of the window details, including 1:1 scale horizontal sections of glazing bars and details of the location of the windows in the reveals as shown with a horizontal section of the wall at a scale of 1:5, shall be submitted to and approved in writing by the Local Planning Authority

and the development thereafter shall be carried out in accordance with the approved details.

Reason: To ensure that special regard is paid in the interests of protecting the special architectural and historic character of the listed building in accordance with Policies OSS4 and EN2 of the Rother Local Plan Core Strategy (2014).

NOTE:

1. The applicant's attention is drawn to the conditions attached to the planning permission RR/2019/245/L.

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.

[RR/2019/245/L](#)

PETT School End, Pett Road

Two storey linked rear extension, revisions to RR/2016/2413/L

| | |
|----------------------|--|
| Applicant: | Mr & Mrs Woodbridge |
| Agent: | Manning Duffie Architects Ltd |
| Case Officer: | Mr K Deeprose (Email: kevin.deeprose@rother.gov.uk) |
| Parish: | PETT |
| Ward Members: | Councillors R.K. Bird and C.J. Saint |

Reason for Committee consideration: The applicants are related to a member of staff

Statutory 8 week date: 1 April 2019

Extension of time agreed to: 24 April 2019

DECISION: GRANT (LISTED BUILDING CONSENT)

CONDITIONS:

1. The works to which this consent relates shall be begun before the expiration of three years beginning with the date on which this consent is granted.
Reason: In accordance with section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended by section 51 of the Planning and Compulsory Purchase Act 2004).

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

Drawing No. P1503-BT-50, dated August 2016

Drawing No. P1609-BT-160, dated June 2017

Drawing No. P1609-BT-225, dated July 2017

Drawing No. P1609-BT-226, dated July 2017

Drawing No. P1609-BT-227, dated July 2017

Drawing No. P1609-BT-350, dated July 2017

Drawing No. P1609-BT-351, dated July 2017

Drawing No. P1609-BT-450, dated July 2017

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. Prior to the replacement of the windows to the existing dwelling, 1:2 scale horizontal and vertical sections of the window details, including 1:1 scale horizontal sections of glazing bars and details of the location of the windows in the reveals as shown with a horizontal section of the wall at a scale of 1:5, shall be submitted to and approved in writing by the Local Planning Authority and the works thereafter shall be carried out in accordance with the approved details.

Reason: To ensure that special regard is paid in the interests of protecting the special architectural and historic character of the listed building in accordance with Policy EN2 of the Rother Local Plan Core Strategy (2014).

NOTE:

1. The applicant's attention is drawn to the conditions attached to the planning permission RR/2019/244/P.

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