

Planning Committee

- Date and Time - **Thursday 10 September 2020**
9:30am – 1:00pm and 2:00pm until close of business
(At the discretion of the Chairman, the timing of lunch may be varied)
- Venue - **Remote Meeting**
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Councillors appointed to the Committee:

J. Vine-Hall (Chairman), S.M. Prochak (Vice-Chairman), Mrs M.L. Barnes, S.J. Coleman, G.C. Curtis, B.J. Drayson (ex-officio), S.J. Errington, A.E. Ganly, K.M. Harmer, J.M. Johnson, L.M. Langlands, C.A. Madeley, A.S. Mier, G.F. Stevens and R.B. Thomas.

Substitute Members: J. Barnes, P.C. Courtel, H.J. Norton and H.L. Timpe.

AGENDA

1. **MINUTES**

To authorise the Chairman to sign the minutes of the meeting of the Planning Committee held on the 13 August 2020 as a correct record of the proceedings.

2. **APOLOGIES FOR ABSENCE AND SUBSTITUTES**

3. **ADDITIONAL AGENDA ITEMS**

To consider such other items as the Chairman decides are urgent and due notice of which has been given to the Head of Paid Service by 12 noon on the day preceding the meeting.

4. **WITHDRAWN APPLICATIONS**

The Head of Service Strategy and Planning to advise Members of those planning applications on the agenda which have been withdrawn.

NOTE: Representations on any items on the Agenda must be received in writing by 9:00am on the Monday preceding the meeting.

All Planning Committee meetings are video recorded.

This agenda can be made available in large print, Braille, audiotape/CD or in another language upon request. For all enquiries please contact julie.hollands@rother.gov.uk

Tel: 01424 787811

**Rother District Council aspiring to deliver...
an Efficient, Flexible and Effective Council, Sustainable Economic Prosperity,
Stronger, Safer Communities and a Quality Physical Environment**

5. **DISCLOSURE OF INTEREST**

To receive any disclosure by Members of personal and disclosable pecuniary interests in matters on the agenda, the nature of any interest and whether the Member regards the personal interest as prejudicial under the terms of the Code of Conduct. Members are reminded of the need to repeat their declaration immediately prior to the commencement of the item in question.

6. **PLANNING APPLICATIONS - INDEX** (Pages 1 - 2)

7. **RR/2020/296/P - BEXHILL - LITTLE COMMON RECREATION GROUND** (Pages 3 - 16)

8. **RR/2020/500/P - BATTLE - WATCH OAK HOUSE** (Pages 17 - 34)

9. **RR/2020/1211/P - BEXHILL - 47 COLLINGTON AVENUE** (Pages 35 - 40)

10. **UNDETERMINED MAJOR PLANNING APPLICATIONS** (Pages 41 - 44)

11. **PLANNING STATISTICS FOR THE QUARTER APRIL - JUNE 2020 (INCLUDING SUMMARY OF PLANNING STATISTICS FOR 2020/2021)** (Pages 45 - 50)

12. **APPEALS** (Pages 51 - 54)

13. **TO NOTE THE DATE AND TIME FOR FUTURE SITE INSPECTIONS**

Tuesday 13 October 2020 at 8:30am departing from the Town Hall, Bexhill.

Malcolm Johnston
Executive Director

Agenda Despatch Date: 2 September 2020

NOTE:

Due to the Government restrictions imposed as a result of COVID-19 pandemic in the United Kingdom, certain changes have been made to the arrangements for the Planning Committee meetings.

As a temporary measure, the Planning Committee will be meeting remotely and may meet more frequently than the usual four weekly cycle. However, prior notice of any additional meetings will be shown on the Council's website and in the calendar of meeting dates. The meetings will be live streamed via YouTube and viewable by the public on the website at the following link

<https://rother.moderngov.co.uk/ielistDocuments.aspx?CId=135&MId=535&Ver=4>

It is possible to still register to speak on planning applications that come to the Planning Committee, however our speaking rules have been slightly amended during this pandemic, please check the website for further details
<https://www.rother.gov.uk/planning-and-building-control/planning-committee/public-speaking-at-planning-committee/>

NOTE: Representations on any items on the Agenda must be received in writing by 9:00am on the Monday preceding the meeting.

Enquiries – please ask for Julie Hollands (Tel: 01424 787811)
For details of the Council, its elected representatives and meetings, visit the Rother District Council website www.rother.gov.uk

Rother District Council

Report to	-	Planning Committee
Date	-	10 September 2020
Report of the	-	Executive Director
Subject	-	Planning Applications – Index

Head of Service: Tim Hickling

Planning Committee Procedures

Background Papers

These are planning applications, forms and plans as presented in the agenda, pertinent correspondence between the applicant, agents, consultees and other representatives in respect of the application, previous planning applications and correspondence where relevant, reports to Committee, decision notices and appeal decisions which are specifically referred to in the reports. Planning applications can be viewed on the planning website <http://www.rother.gov.uk/planning>

Planning Committee Reports

If you are viewing the electronic copy of the Planning Applications report to Planning Committee then you can access individual reported applications by clicking on the link ([View application/correspondence](#)) at the end of each report.

Consultations

Relevant statutory and non-statutory consultation replies that have been received after the report has been printed and before the Committee meeting will normally be reported orally in a summary form.

Late Representations

Unless representations relate to an item which is still subject to further consultation (and appears on the agenda as a matter to be delegated subject to the expiry of the consultation period) any further representations in respect of planning applications on the Planning Committee agenda must be received by the Head of Service Strategy and Planning in writing by 9am on the Monday before the meeting at the latest. Any representation received after this time cannot be considered.

Subject to the previous reference to delegated items late petitions cannot be considered in any circumstance, as petitions will only be accepted prior to publication of the agenda in accordance with the guidance on submitting petitions found at <http://www.rother.gov.uk/speakingatplanningcommittee>

Delegated Applications

In certain circumstances the Planning Committee will indicate that it is only prepared to grant/refuse planning permission if/unless certain amendments to a proposal are undertaken or the application is subject to the completion of outstanding or further consultations. In these circumstances the Head of Service Strategy and Planning can be delegated the authority to issue the decision of the Planning Committee once the requirements of the Committee has 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 which cannot be satisfactorily concluded, then the application will be reported back to the Planning Committee or reported via the (internal electronic) Notified D system as a 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.

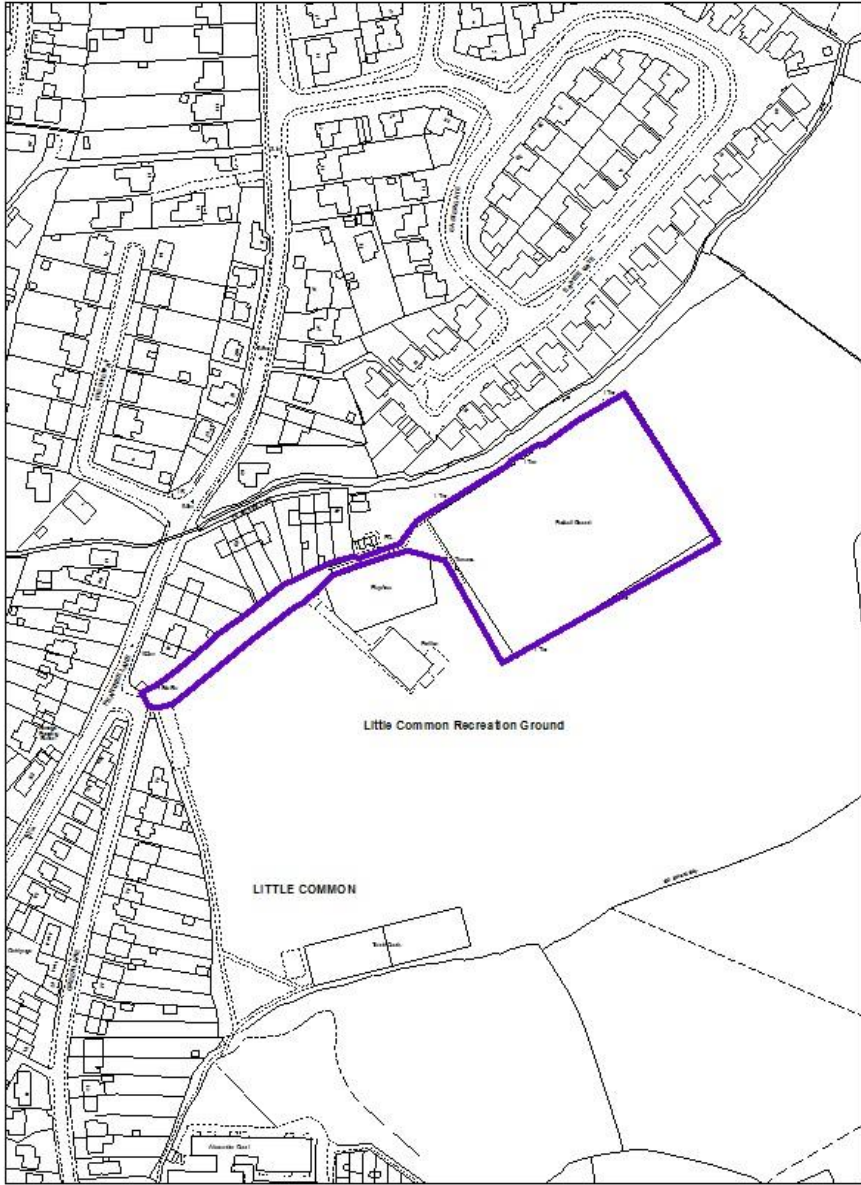
Applications requiring the applicant entering into an obligation under section 106 of the Town & Country Planning Act 1990 (as amended) are also delegated.

Order of Presentation

The report on planning applications is presented in the following order as shown below:

Agenda Item	Reference	Parish	Site Address	Page No.
7	RR/2020/296/P	BEXHILL	Little Common Recreation Ground Green Lane Bexhill TN39 4PH	3
8	RR/2020/500/P	BATTLE	Watch Oak House Chain Lane Battle TN33 0HG	17
9	RR/2020/1211/P	BEXHILL	47 Collington Avenue Langley House Bexhill TN39 3NB	35

SITE PLAN	BEXHILL
RR/2020/296/P	Little Common Recreation Ground, Green Lane.



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Not To Scale

Rother District Council

Report to	-	Planning Committee
Date	-	10 September 2020
Report of the	-	Executive Director
Subject	-	Application RR/2020/296/P
Address	-	Little Common Recreation Ground BEXHILL
Proposal	-	Permanent enclosure of pitch four with wire V mesh fencing 1.83m in height. Installation of seven gates. Provision of hard surfaced footpath and installation of a 50-seat spectator stand and 75-person standing stand.

[View application/correspondence](#)

RECOMMENDATION: It be **RESOLVED** to **GRANT (FULL PLANNING) SUBJECT TO REFERRAL TO THE SECRETARY OF STATE FOR HOUSING, COMMUNITIES AND LOCAL GOVERNMENT**

Head of Service: Tim Hickling

Applicant:	Little Common FC
Case Officer:	Mr J. Pyrah (Email: jeff.pyrah@rother.gov.uk)
Parish:	BEXHILL – ST MARKS
Ward Member(s):	Councillors S.J. Errington and K.M. Harmer

Reason for Committee consideration: Head of Service Strategy and Planning referral: Council owned land

Statutory 8 week date: 3 June 2020
Extension of time agreed to: 9 October 2020

This application is included in the Committee site inspection list.

1.0 SUMMARY

- 1.1 It is recommended that the Planning Committee resolve to grant planning permission, subject to referral of the application to the Secretary of State for Housing, Communities and Local Government, for the erection of fencing around Little Common Recreation Ground's Pitch No. 4, together with the erection of two stands and a tarmac path between them. These improvements to the sports facility are in accordance with Policy CO3 of the Rother Local Plan Core Strategy and taking account of other adopted planning policies including those relating to car parking and protection of residential amenity as well as other material planning considerations would provide an overall benefit to the District through improved football pitch

facilities in Bexhill, where deficits in facilities are identified. This is subject to a condition requiring the side gates to be kept open for public access on non-match days.

- 1.2 In accordance with The Town and Country Planning (Consultation) (England) Direction 2009, referral to the Secretary of State for Housing, Communities and Local Government is required because to grant planning permission would be contrary to Sport England's objection.
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2.0 SITE

- 2.1 Little Common Recreation Ground (LCRG) is located to the rear of dwellings in Eastergate and Peartree Lane. The site lies within the Development Boundary for Bexhill and comprises a mix of football pitches, play areas, general space, sports pavilion and toilet block.
 - 2.2 Pitch No. 4 - the subject of this application - is used by the local football club who are the applicants. This is the closest pitch to surrounding dwellings, separated from the gardens of 51 - 61 (odds) Eastergate on the north-west side by a narrow band of deciduous trees. The pitch runs lengthways to the adjoining properties. There are six floodlight columns. The car park that serves the site is located along the rear boundary of the dwellings in Peartree Lane.
 - 2.3 Public footpath 65 runs along the northern edge of the pitch, while public footpath 48b cuts across the south-western corner of the pitch before turning southwards to cross the recreation ground.
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3.0 PROPOSAL

- 3.1 It is proposed to erect fencing around the existing pitch area. The fence would be of an open wire mesh design (green in colour), 1.83m high. There would be seven gates - one each close to the eastern end corner posts; one on the halfway line on the northern side; one on the southern edge (on the 48b public footpath alignment); two on the western edge (one of which is one the 48b public footpath alignment), facing the pavilion; and one on the western corner of the pitch which would allow ambulance access to the pitch (this is an additional access proposed during the application process). The applicant advises that the gates would be open to enable access through them apart from on match days.
- 3.2 One of the existing stands would be replaced with a 50-person seated stand (with four rows of seats) and a 75-person standing stand added. Both stands would be located at the western end of the pitch, where the existing stands are and a 1m wide tarmac path is proposed to connect them. Both stands would be around 3m high and wrapped in green coloured metal sheeting, including their roofs.
- 3.3 The erection of the fencing requires the existing footpath (Public Right of Way No. 48b) to be redirected. The footpath alignment cuts across the south-western corner of the pitch and it is proposed to divert it, so that it would run along the outside edge of the western touch line (outside the

fence) and directly across the open space to the south. Public footpath 65 runs along the northern edge of the pitch, outside of the proposed fence line.

4.0 HISTORY

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|------|-----------------|---|
| 4.1 | B/51/209 | Extension of recreation ground. Approved. |
| 4.2 | B/69/319 | Sports pavilion. Approved conditional. |
| 4.3 | RR/85/1380 | Football trainers' dugout. Approved conditional. |
| 4.4 | RR/98/1256/3R | New sports pavilion, alter existing sports pitches and improvements to existing car parking facilities. Approved conditional. |
| 4.5 | RR/2001/1932/3R | Removal and deposit spoil on adjoining site, proposed new sports pavilion, alterations and additions to sports pitches, improvements to existing car park facilities. Approved conditional. |
| 4.6 | RR/2005/1014/P | Installation of a pitch side barrier to pitch no.4; use of semi-permanent tubular steel post and top rail, in use only September to April each year. Approved conditional. |
| 4.7 | RR/2009/1638/P | Hard surfaced footpath along northwest pitch boundary of Pitch No. 4. Extension of two dugouts. Double present size. (Retrospective). Approved conditional. |
| 4.8 | RR/2009/2818/P | Erection of 6 No. 15m high masts/floodlights. Approved conditional. |
| 4.9 | RR/2010/1922/P | Provision of hard surfaced footpath along the northeast end of the pitch and between the sports pavilion and the pitch. Erection of spectator stand alongside existing stand. |
| 4.10 | RR/2015/1229/P | Variation of Condition 4 of planning permission RR/2009/2818/P to allow use of floodlights in April in any year (restrictions May-August to remain). Approved conditional. |
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5.0 POLICIES

- 5.1 The following policies of the adopted [Rother Local Plan Core Strategy 2014](#) are relevant to the proposal:
- CO3: Improving Sports and Recreation Provision
 - OOS4: General Development Considerations
 - TR4: Car Parking
- 5.2 Playing pitch provision in Rother is referred to in paragraph 9.13 of the adopted [Development and Site Allocations Local Plan](#) (DaSA). It advises

that the Council's Playing Pitch Strategy (PPS) highlights specific deficiencies in both football and rugby pitches and that the deficit of football pitches is particularly acute in Bexhill, particularly due to a number of Bexhill-based clubs who require enclosed pitches to progress through the football league structure. It states that it is imperative that the existing facilities are safeguarded, in line with Core Strategy Policy CO3, but also that new/previously used sites within Bexhill are brought back into use.

5.3 The following Council documents are considered relevant to the proposal:

- Green Spaces, Sport and Recreation Study, 2006
- Rother and Hastings Playing Pitch Strategy (PPS), 2016

5.4 The National Planning Policy Framework and Planning Policy Guidance are also material considerations. Section 8 of the National Planning Policy Framework advises that planning decisions should aim to achieve healthy, inclusive and safe places; and social, recreational and cultural facilities and services to meet community need.

6.0 CONSULTATIONS

6.1 Sport England – **OBJECTION**

6.1.1 Sport England (SE) issued a holding objection, requesting drawings which showed the impact of the proposed fence on the cricket and football pitches surrounding the site. Following the submission of that plan, SE responded as set out below (summarised).

6.1.2 SE objects to the proposal as it prejudices the use of other parts of the playing field and playing pitches, namely the non turf cricket pitch. As such the proposal does not meet any of the exceptions set out in SE's Playing Fields Policy. Specifically, it would fail to meet either of SE Policy E2 or E3. It would also not accord with Paragraph 97 of the National Planning Policy Framework. Should the Local Planning Authority be minded to grant planning permission for the proposal, contrary to SE's objection then in accordance with The Town and Country Planning (Consultation) (England) Direction 2009, the application should be referred to the Secretary of State, via the National Planning Casework Unit.

6.1.3 The outfield of the non-turf cricket pitch (NTP) including the safety run off, would be less than the acceptable minimum by approximately 3m and obstructed by a clear hazard (the proposed fence) to players. While SE acknowledges that the Ramblers Cricket Club feels it can manage within the constraints that the fence would impose, the England and Wales Cricket Board (ECB) objects to the application because the NTP would not meet match standards. It would add to the existing deficit of available cricket pitches for senior match play in Bexhill identified in the Playing Pitch Strategy (PPS). In addition, it would render the good quality NTP here, one of only four in the whole of Rother, unsuitable for senior matches. In addition, a Labrosport risk assessment for potential ball strike is required in connection with the proposed spectator stands and their proximity to the NTP.

6.1.4 The Football Association (FA) has no objection as long as the size of the pitches outside the fence are maintained. The existing pitch dimensions are not provided, but it appears that the pitches are of a similar dimension with the proposed fence in place. The proposed plan should be amended to show how the boundary trees on the southern edge of the recreation ground and in the south-east corner of the site impact on the ability to accommodate the pitches and the run offs.

6.2 RDC Neighbourhood Services – **NO OBJECTION**

6.2.1 At Rother District Council’s Cabinet meeting on 4 November 2019, Members granted Little Common FC an eight year lease of Pitch 4 for the Club to undertake a number of ground grading works (the fencing and spectator stand proposed by this application) in order to comply with the FA ground grading requirements (Minute CB19/61 refers).

The proposals will enable the Club’s First team to return to the ground to play home games.

6.3 Planning Notice

6.3.1 Approximately 35 objections have been received. The concerns raised are summarised as follows:

- Impact of cars parking on surrounding residential roads.
- Noise on match days, especially from spectators.
- Loss/privatisation of public space.
- Impact of placing a permanent barrier in open space.
- Impact of relocation of the public footpath.
- Impact on residential amenity and privacy.

6.3.2 Approximately 175 comments in support have been made. Some of these are from further afield, but the majority are from residents of Bexhill and Little Common. The reasons are summarised as follows:

- It creates a community hub for sport.
- It brings league football back to Bexhill.
- Many kids are supported and trained by the club.
- This is a grass roots club.
- It is on a large space and there is space for everyone.
- The parking issues are minor.

7.0 **LOCAL FINANCE CONSIDERATIONS**

7.1 There are no local finance considerations, as defined by *Section 70(4) of the Town and Country Planning Act 1990 (as amended)*.

8.0 APPRAISAL

8.1 Principle of Development

8.1.1 The site is an established football pitch. In the Council's 2006 open space study, LCRG, in which it is located, is defined as an 'outdoor sports facility'. Note that other open spaces in Bexhill are defined as 'parks and gardens'; 'amenity green space'; or 'natural and semi-natural open space'. Hence, while the recreation ground has a valuable role, providing public open space with many of the characteristics of parks and other green and open spaces, its primary purpose is the provision of sports facilities. This role is emphasised visually, by the flat open spaces, the pavilion and tennis courts.

8.1.2 The proposals for this playing pitch accord with adopted Core Strategy Policy CO3(ii) which advises that proposals for the improvement of existing facilities will be permitted where deficits in facilities are identified. This deficiency is identified in paragraph 9.13 of the adopted DaSA, which refers to the 2016 Rother & Hastings playing pitch strategy and the deficiency of league-standard pitches in Bexhill. This requirement for league-standard pitches is highlighted, in reality, by the fact that Little Common FC currently have to play their home matches in Eastbourne and have had to do so for the past three years (2017 to 2020). The club advises that their first team had previously played their home matches on Pitch No. 4 on LCRG for 51 years.

8.2 Impact on Other Parts of the Playing Field and Playing Fields

8.2.1 SE's primary objection is that the NTP, which is located to the south of the application site, would be restricted in size by the erection of the proposed fence. An amended proposed pitch plan submitted by the Applicant indicates that the proposed fence would mean that that NTP pitch would be 45m (42m playing area + 3m run-off) in length from the nearest middle wicket stump. The ECB minimum requirement for a senior match pitch is 48.46m (45.72m + 2.74m safety run-off). SE object on this basis.

8.2.2 However, the Chairman of the Little Common Ramblers Cricket Club has written to Little Common FC (copy provided to the Local Planning Authority), advising that:

"the Cricket Club are very happy to support your plans to develop the Football Club to meet FA guidelines.

I am aware that you are planning to erect a fence around the pitch. The fence will have no detrimental impact on the third eleven cricket boundary.

I am aware how important the return of Football is to the Club and also to the Pavilion finances. The income generated helps both the cricket and football clubs thrive and support the junior sections which have taken many years of dedication to get to the position they are in at the moment."

8.2.3 The reason for the Cricket Club's support is that they do not use the NTP for senior team matches (there is a full size pitch, albeit without an artificial wicket, at the recreation ground which is not affected by these proposals.

Hence while there is a national level objection, there is no local sporting conflict.

- 8.2.4 In addition, one of the floodlights around the application site football pitch, which were permitted by this Council in 2010 (RR/2009/2818/P), already restricts the size of the NTP pitch to less than 48.46m and provides a potential hazard to cricket. For the record, SE were not consulted in relation to the floodlight planning application. Had they been, they and the ECB may well have objected at that point. However, that process did not take place and the floodlights were erected without apparent conflict with the Cricket Club's use of the NTP. Indeed, the Applicant advises that, before installing the NTP, the Cricket Club asked Little Common FC if they could position it in its current location so as to avoid interfering with the other football pitches – and at the time they were aware of intentions to install floodlights around our main pitch (it is understood the NTP was installed around 15 years ago).
- 8.2.5 It is noted that the proposed fence would enclose the floodlights, arguably reducing the hazard to cricket players, while reducing the maximum NTP playing pitch size by, it is estimated, around 0.5m.
- 8.2.6 SE advise that a Labosport risk assessment for potential ball strike is required in connection with the siting of spectator stands in proximity (ball striking range) of the NTP. In response, the Applicant advises that they do not, and will not, play matches where there is a match on the NTP (during the clash of the sporting seasons at the end of August/beginning of September). The Applicant advises that they have the option of switching matches to Sunday or Friday evening or playing early season matches away from home. This could be secured by planning condition. In addition, it would help to alleviate parking stress by preventing two cricket matches and a football match taking place at the same time.
- 8.2.7 Finally, SE raise concerns, based on the information provided that there may be an impact on the size of the two football pitches to the south of the main pitch. The Applicant has advised that they propose to reduce the length of these pitches by 3m and 1m but they remain within the minimum requirements of the FA. It is noted that the FA have not objected to the proposals.
- 8.2.8 In summary, with the Cricket Club in support, while SE's national remit to protect the quality of sporting facilities and standards is recognised, there is a local benefit to sport and the sporting facilities on the playing field as a whole will remain to an acceptable standard to the two sport clubs while providing a senior pitch for Little Common FC which meets the FA and SE standards.
- 8.2.9 Should the Planning Committee be minded to grant planning permission for the proposal contrary to SE's objection, then in accordance with The Town and Country Planning (Consultation) (England) Direction 2009, the application would be referred to the Secretary of State, via the National Planning Casework Unit.

8.3 Impact on Residential Amenity

8.3.1 The principle of improving this playing pitch is supported by the adopted development plan as well as by the Bexhill residents and fans of the Club from further afield who have written in support. However, this benefit should be weighed against Policy OSS4, which seeks to ensure residential amenity is not harmed. The negatives identified by local objections must also be considered.

8.3.2 Little Common FC's secretary has written to respond to the issues raised in the objections. He explains that other options in Bexhill have been explored, including the use of the Gullivers site in Sidley and the old Northeye Prison site. Both are identified in the adopted DaSA for future sports pitch use, but both are in private hands and are not currently available. They also advise that the option to continue to play at Eastbourne United AFC's ground will cease at the beginning of the 2021/22 season, because the Eastbourne club plan to introduce extra teams of their own. Little Common FC will therefore be effectively 'homeless'.

Parking

8.3.3 Core Strategy Policy TR4(i) advises that permission should be granted where provision for parking meets the residual needs of the development, having full regard to the potential for access by means other than the car, and to any safety, congestion or amenity impacts of a reliance on parking off-site.

8.3.4 The application seeks permission for the erection of 50 seat and 75 standing spectator stands. This is a FA ground grading requirement, rather than a club requirement. The Club advises that the number of spectators varies depending on the weather, the Club they are playing and the importance of the game. They advise that many of their matches are watched by less than 100 spectators. Regardless of this, the provision of a greater capacity of covered spectator facilities is likely to encourage spectators. However, while this is the case, this is an existing facility where the number of spectators reflect the interest in the match, and this would be the case whether these proposals are implemented or not. Therefore, it is not considered that the introduction of improved spectator facilities of the capacity proposed will, in itself, lead to an unacceptable additional demand for parking or an unacceptable amenity impact. These factors are a function of the existing facility.

8.3.5 The Club advises that it has access to an overflow car park, and they have advised that it will be possible for their team's players to park in it on match days. This is to be welcomed. Given that it is considered that the proposals will not lead to an unacceptable impact, it is not considered that it would be necessary or reasonable, through a planning condition, to require the team to park in the overflow car park.

Noise

8.3.6 Core Strategy Policy OSS4 requires development to not unreasonably harm the amenities of adjoining properties. Several objectors are concerned that the noise generated by matches will be unreasonable and a number have referred to the use of foul and abusive language. While this may be an issue generated by matches on this pitch, this would be the case in any event and

could be an issue generated by any users of the recreation ground. It is not considered to be an issue generated by this proposal. The Club highlights their role in reminding players to respect other users of the recreation ground and surrounding residents and, it could be argued, the fencing of the pitch will enable greater control of spectators and the ability to evict spectators involved in unacceptable behaviour. This is a management, rather than a planning issue.

Enclosure of the pitch

8.3.7 The erection of fencing will lead to an area of the recreation ground being unavailable for general use in the way that it is now, although it is proposed that the gates will be open to enable public access except on match days. The land is primarily a sports facility as explained in section 8.1 above, and as such the use of pitches for league-standard football is supported and currently lacking in Bexhill. The pitch, and the other pitches and courts are in any event, unusable during match and training use and the recreation ground is a large open space, the majority of which will remain open and publicly accessible. The requirement for the gates to be left open when the pitch is not in use can be ensured by condition. The enclosure of the pitch is therefore not considered to lead to an unacceptable loss of public space.

8.3.8 Objectors have asked whether the fencing could be temporary and removed at the end of each season. As set out above, this is not considered necessary for the application to be acceptable.

8.3.9 The fencing would also have a visual impact on the locality. It is considered that the fencing is typical of the type used to enclose sports pitches and courts and would not detract from the character and appearance of the locality.

Relocation of the footpath

8.3.10 The public right of way alignment of footpath 48b currently crosses the south-western corner of the pitch. This alignment is not marked on the ground and, of course, the recreation ground, not just the footpath route, is publicly accessible. The diversion of the footpath is therefore not necessarily a concern, if a publicly accessible route remains available, at all times, from north to south across the recreation ground. The proposed diversion would ensure that this is the case and this diversion can be secured through section 257 of the Town and Country Planning Act. During this process, and if planning permission has granted, the Public Rights of Way Officer has advised that the fencing could be erected, because the proposed gates will retain access to the existing footpath alignment.

Other Issues

8.3.11 Concerns have been raised regarding the impact of floodlighting on residential amenity. However, no changes are proposed to the lighting permitted by RR/2009/2818/P, as amended by RR/2015/1229/P. The conditions relating to floodlighting are repeated on the proposed recommendation for completeness.

9.0 PLANNING BALANCE AND CONCLUSION

- 9.1 It is proposed to construct a fence around Pitch No. 4 on LCRG, as well as install 50 seat and 75 standing spectator stands and a tarmac path between them. These works are required by the FA for Little Common FC First team to play matches here. There are no other available FA-grade facilities in Bexhill and the Club has played at Eastbourne United AFC's ground for the past three seasons.
- 9.2 Improvements to sports facilities are supported by adopted Core Strategy Policy CO3(ii) and the deficiency of such facilities in Bexhill is highlighted in the adopted DaSA as well as the Rother & Hastings Playing Pitch Strategy. The proposals therefore accord with development plan policy. This benefit should be weighed against other planning policies, particularly Core Strategy Policies TR4 (car parking) and OSS4 (general development considerations) and any other material planning considerations.
- 9.3 The effect of parked cars on match days is the key concern of objectors. While matches may generate significant numbers of spectators, this is as expected at an outdoor sports facility and therefore is an existing situation. Many activities on the recreation ground could attract visitors and it is likely that, as far as matches are concerned, interest in the particular match due to the teams playing or importance of the competition would be the main drivers of numbers, not the stands or fencing proposed by this application.
- 9.4 Noise is also a concern but, it is considered to be an issue for the Club to manage, not a consequence of the proposals if they are approved and implemented. Enclosure of the pitch has a visual effect as well as reducing the total amount of publicly available open space. However, the primary use of the recreation ground is to provide a sports facility, there is considerable available open space on the recreation ground and the proposed fencing is, being open mesh and green coloured, of a type one would associate with a sports facility. Diversion of the public right of way is a further concern of objectors, however, the diverted footpath will continue to provide a suitable and satisfactory route across the recreation ground (which is open and publicly accessible ground in any event).
- 9.5 SE objects to the proposal as it prejudices the use of other parts of the playing field and playing pitches, namely the NTP. However, the Little Common Ramblers Cricket Club, who installed the NTP has written to Little Common FC to support the proposals and advise that that there will be no detrimental impact on their cricket boundary. In these circumstances, and despite SE's objection, the local sporting facilities will be maintained and the applicant's main football pitch upgraded to the required FA standard.
- 9.6 In conclusion, the proposals are supported by adopted planning policy and will enable the local football club to play competitively on their home ground. The material planning objections are not considered to outweigh the benefit of permitted the proposal in this instance and the application should be granted, subject to referral of the application to the Secretary of State for Housing, Communities and Local Government.

RECOMMENDATION: GRANT (FULL PLANNING) SUBJECT TO REFERRAL TO THE SECRETARY OF STATE FOR HOUSING, COMMUNITIES AND LOCAL GOVERNMENT

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:
Existing Site Block Plan, BA2018.02
Proposed Site Location Plan, BA2018/05/C, dated Aug 2020
Arena Seating, S-50/2, dated 20/08 2018
Arena Seating, ST-110/1, dated 05/10/2018
Footpath diversion diagram, 001, submitted with the application
V-mesh panel fencing diagram, 005, submitted with the 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. The seven gates hereby permitted, as shown on approved Drawing No. BA2018/05/C, shall be kept open and the football pitch made available for public access, when not in use by Little Common Football Club.
Reason: To retain access to public open space and promote the enjoyment of more healthy lifestyles in accordance with Policy CO3 of the adopted Rother Local Plan Core Strategy.
4. No matches shall be played on the enclosed football pitch, hereby approved, on the same day as a cricket match is held on the non-turf cricket pitch (NTP).
Reason: To prevent the risk of injury to football players or spectators during matches due to ball strikes from the NTP in accordance with Policy OSS4(iv) of the Rother Local Plan Core Strategy.
5. The floodlighting approved by RR/2009/2818/P shall not be used on:
 - a) any consecutive evening.
 - b) more than six weekday evenings in any one calendar month from September to March.
 - c) more than once a weekday evening per week during April, subject to Rother District Council's Season Dates.Reason: To safeguard the visual and residential amenities of the locality in accordance with Policy OSS4(ii) and (iii) of the Rother Local Plan Core Strategy.
6. The floodlighting approved by RR/2009/2818/P shall not be used from 1 May to 1 September in any calendar year.
Reason: To safeguard the visual and residential amenities of the locality in accordance with Policy OSS4(ii) and (iii) of the Rother Local Plan Core Strategy.

7. The floodlighting approved by RR/2009/2818/P shall only be used for matches by Little Common Football Club, except for one Cup Final tie per season and shall not be used for any training sessions.
Reason: To safeguard the visual and residential amenities of the locality in accordance with Policy OSS4(ii) and (iii) of the Rother Local Plan Core Strategy.

8. The lighting approved by RR/2009/2918/P shall be maintained in accordance with the manufacturer's specification unless otherwise agreed in writing by the Local Planning Authority. If any associated light spill or glare becomes visually intrusive within the landscape or detrimental to the residential amenities of the area, the luminaire direction and angle shall be adjusted to minimise any such impacts.
Reason: To safeguard the visual and residential amenities of the locality in accordance with Policy OSS4(ii) and (iii) of the Rother Local Plan Core Strategy.

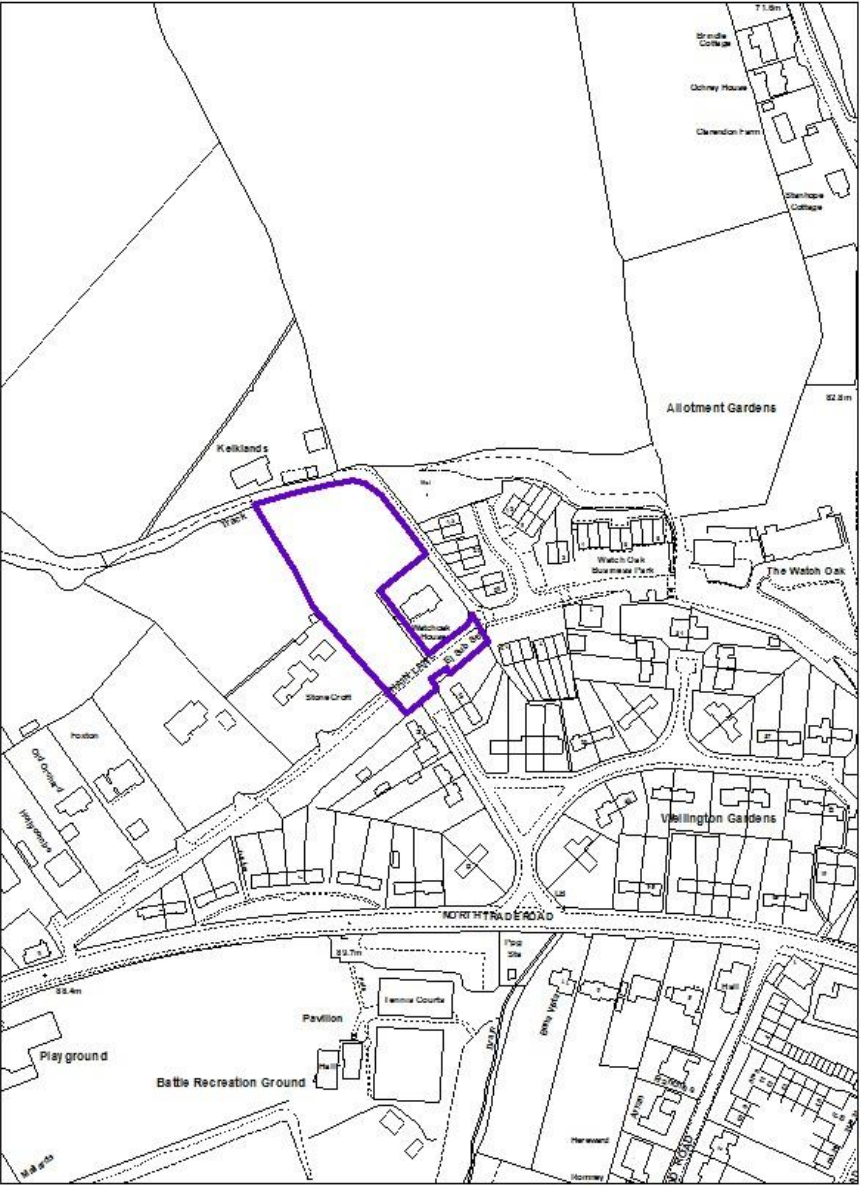
NOTE:

1. Changes to the existing alignment of the Public Footpath 48b as required should be the subject of an application for a public path diversion order under section 257 of the Town and Country Planning Act.

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. 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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SITE PLAN BATTLE
RR/2020/500/P Watch Oak House, Chain Lane.



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Rother District Council

Report to - Planning Committee
Date - 10 September 2020
Report of the - Executive Director
Subject - Application RR/2020/500/P
Address - Watch Oak House – Land Adjacent, Chain Lane,
BATTLE
Proposal - Approval of reserved matters relating to appearance,
layout, scale and landscaping pursuant to outline
permission RR/2019/158/P for the erection of three
dwellings.

[View application/correspondence](#)

RECOMMENDATION: It be **RESOLVED** to **APPROVE (RESERVED MATTERS)**

Head of Service: Tim Hickling

Applicant: Mr N. James
Agent: Baker Architectural Ltd
Case Officer: Mrs S. Shepherd
(Email: sarah.shepherd@rother.gov.uk)
Parish: BATTLE
Ward Member(s): Councillors Mrs V. Cook and K.M. Field

Reason for Committee consideration: Member referral: Councillor Field – Concerned about the houses being too close to existing neighbours and out of keeping with the area, the buildings being too tall and visible from a far and the design is not sympathetic to neighbouring properties.

Statutory 8 week date: 12 May 2020
Extension of time agreed to: 16 September 2020

This application is included in the Committee site inspection list.

1.0 SUMMARY

1.1 This is a reserved matters application pursuant to the grant of outline permission, including means of access, approved by Planning Committee in April 2019. The layout is much as the indicative layout submitted with the outline application and again proposes two-storey dwellings as indicated at outline stage. The design has been the subject of amended plans to change elements of the materials, having regard to the High Weald Housing Design Guide. Extensive landscaping is proposed. Boundary trees, including those

subject of the Tree Preservation Order (TPO) are retained. Permeable materials are proposed for the access and hardstandings.

1.2 PROPOSAL DETAILS

PROVISION	
No of houses	3
No of affordable houses	0
Other developer contributions 1	A commuted sum is secured by Section 106 towards off-site affordable housing by reason of the size of the site
CIL (approx.)	£145,502.55
New Homes Bonus (approx.)	£6,684

- 1.3 While local objections have been received, no formal consultees have objections to the proposals, although it is noted that a further response is awaited from the Lead Local Floor Authority (LLFA) and the Forestry Commission (FC) comment that the proposed siting of the dwellings would conflict with their 'restocking notice' (RN). This however, as noted in the previous committee report, is not a reason for refusal and the granting of planning permission does not override the duty to comply with the RN, nor stop the FC from serving an enforcement notice for non-compliance with the RN. The Applicant has questioned the legitimacy of the RN, having the view that the land was part of the garden of the former Chain Bungalow on the site and therefore a licence was not required to remove the trees. This is a private matter for the applicant to resolve.

2.0 SITE

- 2.1 The application site is 'L' shaped and comprises an area of land on the north side of Chain Lane close to the start of it being unsurfaced. To the west of the site are the Watch Oak and other commercial offices and the Optivo housing development, where the road is surfaced and runs eastwards to the A2100. All properties here are two-storey, with rooms in the roof of several of the houses. Watch Oak House, (formerly Chain Bungalow), is a replacement chalet bungalow with two-storey elements dating from around 2001 and occupies a high point in the south east corner of the plot, the application site having once been part of the same ownership. A further unsurfaced track runs northwards along the east side boundary of the site accessing Kelklands to the north. Kelklands is a bungalow with room in the roof set behind trees at a slightly lower ground level but with open views over the valley to the north. The old farm track then continues westwards. The whole track is also the route of public footpath 17.
- 2.2 Chain Lane continues along the southern side of the site in a westwards direction, it remains unsurfaced up to its junction with North Trade Road, (A271). Chain Lane is also the route for public footpath 21a. The whole of Chain Lane itself lies within the development boundary for Battle, which runs along the northern side of the lane and then runs northwards along the rear garden boundaries of the adjacent Optivo housing development. Watch Oak House and Kelklands, as well as Stone Croft, Pipers Meadow and Foxtan to the west of the application site on Chain Lane, all lie outside the development boundary for Battle town. Other dwellings further west of Foxtan lie within the

development boundary. Dwellings along Chain Lane vary in size and design with two-storey and chalet properties.

- 2.3 The application site also includes a section of Chain Lane and land on the southern side of the road, which are in the ownership of the Applicant. The ground levels rise up from the road level into the site, which once contained a number of trees, now removed. Trees around the perimeter of the site remain, with several (inside and outside the site) now protected by a TPO. Levels fall away to the west with the dwelling of Stone Croft set at a slightly lower ground level. Similarly, Kelklands to the north also sits at a slightly lower ground level.
- 2.4 The whole of Battle lies within the High Weald Area of Outstanding Natural Beauty (AONB). As mentioned, there are a number of individual trees around the boundaries of the main site which are the subject of TPO No. 374. The small area of woodland on the southern side of Chain Lane is also covered by a woodland designation under TPO No. 374.

3.0 PROPOSAL

- 3.1 This application is the reserved matters following the grant of outline permission. The access was part of the outline considerations and has already been approved. The reserved matters consider the layout of the development, along with the appearance and scale of dwellings and landscaping for the site. Drainage both foul and surface water is also detailed, with surface water drainage the subject of further discussion with the LLFA to agree the final details. Three dwelling houses are proposed, one to the front narrower part of the site located between Watch Oak House and Stone Croft, with two dwellings to the wider rear area, beyond the rear boundary of Watch Oak House. Parking is indicated for each dwelling with separate visitor parking and a separate turning area. Substantial new planting is proposed in and around the site.
- 3.2 The application is accompanied by: landscaping/tree details and plans; sections through the site comparing with the neighbouring dwellings; amended plans submitted in respect of the design and appearance of the dwellings; amended drainage details. Reference is also made to the previous ecology and tree survey reports which are part of the conditions to the outline permission.

4.0 HISTORY

- 4.1 RR/2018/1249/P Outline: Erection of six dwellings, access and parking. Withdrawn.
- 4.2 RR/2019/158/P Outline: Erection of three dwellings, access and parking. Approved conditional and with S106 regarding payment of monies towards affordable housing.
-

5.0 POLICIES

5.1 The following policies of the [Rother Local Plan Core Strategy 2014](#) are relevant to the proposal:

- OSS4: General development consideration.
- EN1: states that the management of the high quality historic, built and natural landscape character is to be achieved by ensuring the protection, and wherever possible enhancement, of the district's nationally designated and locally distinctive landscapes and landscape features; including (inter alia):
 - (i) The distinctive identified landscape character, ecological features and settlement pattern of the AONB.
 - (v) Open landscape between clearly defined settlements, including the visual character of settlements, settlement edges and their rural fringes.
 - (viii) Other key landscape features across the district, including native hedgerows, copses, field patterns, ancient route-ways, ditches and barrows, and ponds and water courses.
- EN3: sets the design quality standards that all new development will be expected to meet.
- EN5: covers biodiversity and green space.
- TR4: deals with car parking, which should normally be provided in accordance with the County Highway Authority's parking standards (the level of parking should be assessed using the on-line calculator on the East Sussex County Council [ESCC] website).
- SRM2: deals with the effective management of water resources.

5.2 The following policies of the [Development and Site Allocations Local Plan \(DaSA\)](#) are relevant to the proposal

- DHG3: residential internal space standards
- DHG7: external residential areas
- DHG11: boundary treatments
- DEN1: maintaining landscape character
- DEN2: the High Weald AONB
- DEN4: biodiversity and green space
- DEN5: sustainable drainage

5.3 The following policies of the emerging Battle [Neighbourhood Plan](#) are relevant to the proposal But as yet it is in the early stages and the policies can be afforded little weight:

- HD4: quality of design
- HD5: integration and protection of landscaping
- HD7: integration of new housing
- IN1: traffic mitigation
- IN2: Maintain and improve existing infrastructure
- IN3: parking and new development
- EN2: natural environment
- EN3: conservation of the environment, ecosystems and biodiversity
- EN4: countryside protection

5.4 The National Planning Policy Framework and Planning Policy Guidance are also material considerations.

- Paragraph 117 - promoting an effective use of land.
- Paragraph 122 - achieving appropriate densities
- Paragraphs 124, 127, 130 and 131 – requiring good design
- Paragraph 170 - the requirement to contribute to and enhance the natural local environment
- Paragraph 172, protection of the AONB
- Paragraphs 170 and 175, conservation and enhancement of biodiversity

5.5 The High Weald AONB Management Plan 2014-2019 and the High Weald Housing Design Guide (HWHDG) are also a material consideration.

6.0 CONSULTATIONS

6.1 Highway Authority: **NO OBJECTION**

6.1.1 *Site Access*: The site will be served via new access off Chain Lane. The submitted plan indicates that the access will have a width of approximately 6.5m narrowing down to 5.5m further into the site. A minimum 4.8m radius will also be provided. The carriageway of Chain Lane will be widened to 4.5m in the vicinity of the site access and I am therefore satisfied that larger vehicles (refuse, emergency etc) can be accommodated.

As the new access is off a privately owned road construction specification will not be condition; however, it is recommended that the access is provided in accordance with ESCC specification. Adequate visibility splays at the junction of the access and Chain Lane should also be provided.

The access layout indicated on the submitted plan is as agreed at outline stage and is therefore considered to be acceptable.

6.1.2 *Proposed Improvements to Chain Lane*: It is proposed that some improvements will be carried out to Chain Lane between the access and estate road to the east. The lane will be widened to a minimum of 3.1m to include the whole of the site frontage. Across the site frontage, it will be widened to 4.5m on the southern side to create a passing place around 20m in length. The existing road surface will be smoothed out and a no dig construction laid over to provide an improved road surface for vehicles and pedestrians.

To the west of the site frontage no works are intended to Chain Lane and it will remain as existing.

It is noted that that the initial stretch of Chain Lane off the estate road to the east of the site access quickly narrows to 3.1m. As indicated at Outline stage, it would be beneficial for the 4.5m width to be maintained further along Chain Lane for approximately 6m from the junction with the estate road. This is to improve the link to the estate road and to provide a passing area where vehicles turning into Chain Lane would have good forward visibility up to the site access. It is accepted that this may not be feasible; however, I would wish to reiterate the need for it to be investigated further.

The proposed improvements to Chain Lane are as agreed at Outline stage and are therefore acceptable; nonetheless, it is acknowledged that a large stretch of Chain Lane will remain in a very poor state of repair. With this in mind any increase in its use would be less than ideal; however, as the road is privately owned an objection on this basis could not be justified whilst further improvements to the surface and alignment of road as part of the proposal could also not be insisted on.

It is noted that the Public Rights of Way: Footpath 17 extends through Chain Lane. The requirements of the ESCC Rights of Way team should also be taken into account. (The Rights of Way team had no objection at outline stage provided that the lane is improved in an easterly direction towards the A2100 and that the public footpath is not diverted).

- 6.1.3 *Internal Layout:* The main access road leading into the site has a 5.5m wide carriageway and this is generally maintained throughout. Tracking drawings have been provided to demonstrate that a larger vehicle is able to turn within the site; however, the type and dimensions of the vehicle used have not been provided. The Rother District Council Waste Management team should therefore be consulted to ensure they are satisfied that the size of refuse vehicle likely to serve the site can be accommodated in a safe and convenient manner.

It is noted that a 6m manoeuvring space has been provided behind all parking spaces.

The layout is generally acceptable to the highway authority; however, it should be noted that although the road is to remain privately owned, I would still wish for it to be constructed at or close to an adoptable standard.

- 6.1.4 *Parking:* The East Sussex Residential Parking Demand Calculator has been designed to calculate the number of parking spaces required at new residential development on a site-specific basis. The calculator predicts levels of car ownership using information relating to the site location (ward), unit type, size and the number of allocated spaces.

The parking demand calculator indicates that 3 x three bed dwellings require seven parking spaces (two allocated per dwelling and one visitor spaces). The submitted plan indicates that a total of nine parking spaces are proposed. The parking provision is therefore acceptable. It is also noted that each parking space meets the minimum dimensions of 2.5m x 5.0m required.

Cycle Parking - Safe, secure and covered cycle parking facilities need to be provided at new developments. The level of cycle parking will need to meet the requirements of the ESCC standards which are one space per unit for one and two bedroom dwellings and two spaces per dwelling with three bedrooms or more.

- 6.1.5 *Construction Traffic Management Plan:* This highway authority is keen to ensure that this development does not have an adverse effect on the existing highway infrastructure and the privately-owned road serving the site. It is therefore necessary for a Construction Traffic Management Plan to be submitted and agreed with ESCC prior to the commencement of works to be secured by a relevant planning condition. This would include a construction

traffic routing agreement, hours of working, wheel washing, and secured compounds for materials storage, machinery and contractor parking.

6.1.6 *Conclusion and Conditions:* My concern regarding the road serving the site (Chain Lane), which is in a poor state of repair, remain as detailed at Outline stage, and although some improvements are proposed any increase in its use is considered less than ideal. However, the road is privately owned and therefore an objection on this basis could not be justified whilst further improvements to the road as part of the proposal could not be insisted on. While some conditions are on the outline permission, additional ones now sought comprise construction details of the new road and prior to occupation the provision of parking, cycle parking and turning areas.

6.2 Pevensey and Cuckmere Water Level Management Board and Lead Local Flood Authority: **OBJECTION INITIALLY**

6.2.1 While concerns have been expressed regarding the proposed surface water drainage details, as requested, infiltration tests have been undertaken and the details for the surface water drainage are under discussion with the Substantial Draining System (SuDS) team. Final comments are awaited but this is already a condition of the outline permission.

6.3 Environment Agency: **NO OBJECTION**

6.3.1 Initially objected to the use of a septic tank but this has now been amended and a connection to the main drains is proposed.

6.4 Southern Water: **NO OBJECTION**

6.4.1 To the proposed connection to mains drainage, which lies to the west side of the site.

6.5 Forestry Commission: **GENERAL COMMENT**

6.5.1 The Forestry Commission investigated a case of alleged illegal felling on the land in February 2017. It appeared that a felling licence ought to have been required for the works undertaken and as such a RN was served on the owner on 22 June 2017. The site was inspected in October 2018 and natural regeneration of the site is currently underway. There is a maintenance period on the land under the RN for 10 years - therefore the Local Planning Authority should be aware that a "do nothing" option in their decision will result in the land returning to woodland. A further inspection is scheduled for autumn 2020. Further clarification has been sought and while the RN does not preclude planning permission being issued, the granting of planning permission does not override the duty to comply with the RN. This is a matter for the Applicant.

6.6 SGN (gas pipelines): **NO OBJECTION**

6.6.1 Plans provided indicate the presence of gas services within the surrounding area but not at the site.

6.7 High Weald AONB Unit: **GENERAL COMMENT**

6.7.1 Outlines the legislative requirements to conserve and enhance the landscape and scenic beauty of the AONB. References the HW Management Plan in respect of the following objectives:

- Objective R1 “To maintain the historic pattern and features of routeways”
- Objective R2 “To enhance the ecological function of routeways”
- Objective OQ3 “To develop and manage access to maximise opportunities for everyone to enjoy, appreciate and understand the character of the AONB while conserving its natural beauty”

6.8 Planning Notice

6.8.1 A petition of objection with 90 complete signatories and a further 80 with no address and 12 letters of objection have been received (from six representatives). The concerns raised are summarised as follows:

- Increased traffic on public footpath and access lane too narrow
- Loss of protected trees
- Loss of community amenity
- Harm to views within the AONB
- Loss of protected species
- Contrary to the FC notice to restock
- Dwellings too large and too many
- Should be single storey
- Add pressure to infrastructure in Battle
- Questioning Southern Water and connection to the foul drain
- Contrary to High Weald policies
- Potential challenge to status of Chain Lane
- Impacts to neighbours from height, overlooking and overshadowing
- Layout should be redesigned
- Additional noise
- Too many solar panels
- Future residents may want different plans
- Inappropriate fencing
- No details for off-site planting
- Paving to Chain Lane is inappropriate to its setting as a historic right of way
- Ground levels unclear
- Design inappropriate

6.8.2 Ramblers Association: **OBJECTION**

6.8.3 Want to see:

- detailed plans with regard to potential re-alignment of the public footpath.
- ‘Pedestrians in Roadway’ signage.
- Confirmation that the public footpath will remain open and fully accessible during and after development.

6.8.4 The Applicant has responded to the Ramblers comments and advises that there is no realignment of the footpath and that a footpath/pedestrian sign is

to be erected. The informal woodland path within the verge will provide an additional/alternative path for pedestrians.

6.9 Battle Town Council: **OBJECTION**

6.9.1 Made the following comments in relation to the initial plans:

- The pinch point regarding access to the proposed properties has not been addressed.
- The height of the dwellings will impact on neighbours' privacy and will have a detrimental effect on the AONB by dominating the landscape.
- Plans are not shown in enough detail: materials to be used are not comprehensively detailed; cycle parking is not illustrated; and outbuildings are not provided.
- The Environment Agency recommend waste water drainage, not cesspits.

6.9.2 Following amendments added two further comments that the permeable paving is inappropriate to the lane and that signage should be erected for the safety of pedestrians.

7.0 **LOCAL FINANCE CONSIDERATIONS**

7.1 The proposal is for a type of development that is Community Infrastructure Levy (CIL) liable. The dwelling footprints and floorspace are as the outline. Although the total amount of CIL money to be received is subject to change, including a possible exemption, the development could generate approximately £145,502.55. (599.7sqm of new floorspace).

7.2 The proposal is one that would provide New Homes Bonus (subject to review by the Government). If New Homes Bonus were paid it could be approximately £6,684 over four years.

7.3 Other Local Finance Considerations. The Housing Development Officer will not require an onsite contribution of affordable housing on this scheme of three dwellings, in view of this being a small scale development and the difficulties securing a registered provider to deliver this number of dwellings.

7.4 However, in view of the developable area exceeding the policy threshold of 0.3 hectares or more, instead a small in-lieu payment based on 35% of the total housing scheme is required. In this case the financial sum will be equivalent to 1.05 affordable dwellings. This will be calculated in accordance with our adopted policy for small sites contributions in the AONB and has been secured as part of the Section 106 agreement secured with the outline permission.

8.0 **APPRAISAL**

8.1 The principle of developing this site with three dwellings and an access in the position shown on the plans has already been approved. The reserved matters are therefore only to be considered in respect of the details of the proposals. The main issues to be considered include: layout, size and appearance, landscaping, impacts to neighbours, impacts to the AONB, drainage.

8.2 Layout

The proposed layout is much as that submitted at outline stage. Three detached dwellings are proposed with adjacent parking spaces. Separate visitor parking and turning are provided within the site. Each dwelling has its own cycle store. All meet the required highway standards. The density of development is low at 8.5 dwellings per hectare, with plot sizes comparable to Watch Oak House, which is much larger than that of the adjacent housing estates to the east and south. Stone Croft to the west and Kelklands to the north occupy unusually large plots. The surrounding character is therefore diverse with a mixture of sizes and types of dwellings and plots.

- 8.2.1 The dwellings are located well within the plot away from the boundaries. As well as retaining the existing boundary trees, some of which are subject to TPO 374, extensive additional planting is proposed, infilling to the boundaries and between the proposed dwellings.

8.3 Size and appearance

The three x 4 bedroom dwellings are all two-storey and of slightly individual designs to suit the prospective purchasers. They have sought guidance from the HWHDG and incorporate traditional design details and materials. All include some solar panels (only 4) to the roof having regard to the move to reduce carbon emissions and make use of natural energy sources. The dwellings incorporate some gable projections (also present on Watch Oak House), adding relief to the elevations, have exposed rafter feet and chimneys, with a mixture of hipped, barn hipped and gable roofs and with a plinth detail adding interest to the ground floor. A traditional material palette of stock bricks to the ground floor, tile hanging to the first floor and plain clay tiles to the roof is proposed for Plot 1 (front plot), with the tile hanging replaced with Hardi Plank Cladding on Plots 2 and 3. The materials are detailed as: Wienerberger Heathfield Multi Red bricks with plinth of Ibstock Smooth Red and mortar – Natural. Rooftiles Marley clay tile double camber acme, Colour – Antique with terracotta chimney pots. Hardie Plank - Cobblestone and Soft Green. Tile hanging - Marley clay tile double camber acme, Colour - Red smooth.

- 8.3.1 As already noted above, the character of surrounding properties is very diverse with a mixture in designs, sizes and materials being utilised. The presence of first floor accommodation is common, albeit that some is incorporated within the roof space. It is considered inappropriate to say that the design is unsympathetic to neighbouring properties, some of which would be less than ideal when considering the traditional details of the HWHDG. It is accepted that design is a subjective matter and hence what one person finds attractive another may not. However, this area of Battle cannot be said to be of a homogenous character and as such while these proposals do not copy any neighbouring properties, they do reflect the traditional design elements and materials to be found within the High Weald and which are noted in the HWHDG.

8.4 Impacts to neighbours

Concerns have been raised with regard to the height of the proposed dwellings and their relationship with neighbours. The only neighbours that could potentially be affected are those located to the east, west and north of the site. Those to the south are set some distance away separated by Chain

Lane and a band of woodland and would not be impacted by the proposed dwellings.

- 8.4.1 As can be seen on site and on the section details provided, the application site is not flat. The levels rise up from Chain Lane to the house on Plot 1 but this proposed dwelling sits at a lower level and extends forward of Watch Oak House, which is located on the highest point of the site in its south east corner. Although two-storey, the ridge of the proposed house is slightly lower than the ridge of the chalet bungalow at Watch Oak House. Similarly, the levels fall to the rear, north of Watch Oak House and hence the dwelling at Plot 2 also sits lower with its first floor corresponding to the ground floor of Watch Oak House and again having a lower ridge height. In respect of distances, there is around 15m at the closest point (including the access road) between the front of Plot 1 and the side of Watch Oak House and around 25m at the closest point between the front of Plot 2 and the rear of Watch Oak House, both with intervening planting to these boundaries. There would be no overlooking from the ground floor rooms which would be screened by the boundary fencing of Watch Oak House. At first floor level, Plot 1 has only one window to its front east-elevation, which is a secondary bedroom window facing the front parking and turning area of Watch Oak House. Plot 2 has four windows at first floor level, two small obscure glazed serving an en-suite and bathroom, one larger atrium which is open to the ground floor and hence would not provide any overlooking and one bedroom window. Given the distance between the properties, siting, change in levels and vegetation (including TPO tree) the proposals are not considered to result in harm to the amenities of Watch Oak House.
- 8.4.2 Stone Croft to the west side of the application site is noted to be set at a lower ground level, with a detached garage/outbuilding to its side. That dwelling is set centrally within its plot with around 25m between its side elevation and the rear of Plot 1, although it is noted that the proposed dwelling sits entirely forward of Stone Croft. In addition, there are some large trees to this boundary, subject of the TPO. While the proposed dwelling does have two pairs of French doors and two other windows at ground floor level, these would be screened by boundary fencing such as to avoid any potential overlooking. At first floor level there is a small obscure glass window to an en-suite, with two other windows serving the landing and a secondary window to a bedroom. While there may be some potential for overlooking from these first floor windows, given the distances between the properties, the siting forward of Stone Croft and the intervening trees, it is considered that any potential overlooking would be minor with no overt loss of privacy and a refusal on this point would not be justified. In view of the orientation, separation distance and boundary screening the proposal would not constitute an overbearing development nor would it be harmful to the outlook of Stone Croft.
- 8.4.3 The dwelling on Plot 3 is situated to the north west corner of the site where the levels continue to fall away to the farm track along the north boundary, with Kelklands situated to the north side of the track and public footpath. It is noted that Kelklands sits at a lower level to the north west of the proposed dwelling and separated by a TPO tree and other vegetation to its own boundary, such that it is not readily visible from the track or application site. Considerable additional planting is proposed in this corner of the application site. The dwelling at Plot 3 is further orientated to the north west rather than directly facing Kelklands. Ground floor windows and bifold doors would be

screened by fencing and planting. At first floor there is a small obscure glazed en-suite window with secondary side window to a bedroom and another bedroom window. There is around 21m at the closest point between the two dwellings (rear north east corner of Plot 3 and south east corner of Kelklands), increasing to some 35m between the rear south west corner of Plot 3 and the front of Kelklands. In view of the orientation, separation distance and boundary screening the proposal is not considered to give rise to issues of overlooking, nor would it constitute an overbearing development and it would not be harmful to the outlook of Kelklands.

8.5 Landscaping and impacts to the AONB

The key paragraph of the National Planning Policy Framework in this respect is 172 which states:

“Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and AONB, which have the highest status of protection in relation to these issues.”

8.5.1 The site directly adjoins the development boundary for Battle, as set out in the Rother District Local Plan 2006 and the emerging Battle Neighbourhood Plan. The development boundary to the east and further west protrudes further north than the application site, while generally following the tree line of the adjacent field boundaries. The site has existing housing to all four sides with existing mature trees to its boundaries, many of which are protected by a TPO. The site like the rest of Battle falls within the High Weald AONB and is thus part of that landscape.

8.5.2 As identified at paragraph 8.4.1 above, the existing house on the former plot of Chain Bungalow, now Watch Oak House, sits at the highest point of the site with the levels around it falling away. The proposed dwellings would not therefore be any more visible in the wider landscape than the existing dwellings on and around the site. The proposed dwellings would sit within the changing levels and existing trees of the site. While some views may occur, particularly the roofs, this is no different from any other property around the outskirts of Battle, although it will be noted that Kelklands has no such screening to its north boundary with open views over the fields and valley beyond. As such while there may be some impacts to wider views, the proposals are not considered to be harmful to the wider landscape of the AONB.

8.5.3 Detailed landscaping plans have been prepared utilising native species with the aim of enhancing the site and its biodiversity. Prospective purchasers are aware of the proposals which include many new trees having regard to the RN. While it would take some time for new planting to establish, the site would be much greener than any of the neighbouring sites.

8.6 Drainage

Initial proposals for the use of septic tanks were not supported by the Environment Agency or Southern Water who both referenced the requirements to connect into the public foul sewer which lies to the west of the site. As such amended details for the foul drainage have been submitted and these are supported by the utility companies. The finalised details of any connection is a matter for the utility companies to resolve with the Applicant.

8.6.1 With regards to surface water drainage, the LLFA and Pevensey and Cuckmere Water Level Management Board (PCWLMB) has belatedly raised an objection to the proposed system, because of a lack of supporting data, namely infiltration testing. This has now been undertaken and the further comments and conditions of the LLFA and PCWLMB are awaited. It is noted that soakaways have been used on neighbouring developments. This matter is one that is already the subject of an outline condition and is not a reason for refusal.

8.7 Other Matters

Other matters raised by objectors refer to inappropriate fencing and unsuitable paving in the lane, a challenge to the road status and reference to future owners possibly wanting different design dwellings.

8.7.1 As Members are aware, the Council considers the application details as submitted. If someone bought a plot and wanted a different dwelling design, then that would be the subject of a separate application which would be considered on its merits.

8.7.2 The reference to a potential challenge against the local Highway Authority, ESCC, is not a matter for the district council. The Highway Authority while suggesting conditions have no objection to the reserved matters.

8.7.3 The use of close board fencing is common place within the surrounding area. Watch Oak House itself is surrounded by close board fencing and it would be unreasonable to refuse it for this adjoining development.

8.7.4 As identified at paragraph 6.1.2 of the Highway Authority comments, it is expected that Chain Lane will be improved with a 'smooth' surface. In order to seek to comply with this but while still recognising that the use of concrete or tarmac would be undesirable given the more rural aspect of the lane, (unlike the tarmac road in the estate to the east end of Chain Lane), and having identified the need for root protection with minimal dig, the applicant has proposed to use a permeable surface with timber edges and a layer of TerramGeocell topped with Hydropave Sienna permeable paving, colour – Sandstone. Contrary to the suggestion by objectors, the use of pea beach for a road is unacceptable in highway terms as it is not smooth or solid, prone to movement and hence a safety hazard for both pedestrians and vehicles. In addition, it would make traversing with prams, scooters and wheelchairs problematic. The Highway Authority has limited materials that it considers suitable within a highway and blocks is one of the acceptable materials. In this instance the blocks are a buff/pale brown colour and considered acceptable within the lane.

9.0 PLANNING BALANCE AND CONCLUSION

9.1 The principle of developing the site with three dwellings has already been granted outline permission, along with the proposed access.

9.2 The design details and proposed materials are considered to be acceptable and reflect the guidance within the HWHDG. The surrounding area contains a wide mix of housing designs, sizes and finishes and as such the proposals are not considered to be out of keeping.

- 9.3 The proposed dwellings by reason of the changing ground levels, distances between properties, existing screening and design are not considered to result in harm to the residential amenities of surrounding properties.
- 9.4 The details for the road, parking and turning facilities to serve the development comply with highway standards.
- 9.5 The whole of Battle is within the designated AONB. There will be a need to consider adjusting development boundaries in Battle to accommodate further housing need and this may result in the development of green-field land at the edge of the town – within the AONB. The proposed development would introduce built development on a green-field site, but one which is already surrounded by residential properties. As such it is considered that the impact would be limited given the contained nature of the site, the relationship with surrounding development, the fact it is not part of the medieval field pattern and as part of landscape enhancement a substantial amount of native species planting is proposed. It is considered that the proposed development would cause limited harm to the landscape of the AONB with little impact on the setting or character of the town.

RECOMMENDATION: APPROVE (RESERVED MATTERS)

CONDITIONS:

1. The development hereby permitted shall be carried out in accordance with the following approved plans and details:
Drawing Nos:
BA1785.01 rev. A, dated Feb 2019
BA1785.28 rev. D, dated Jul 2020 (block plan)
BA1785.29 rev. D, dated Jul 2020 (plot one)
BA1785.30 rev. G, dated Jul 2020 (plot two)
BA1785.31 rev. E, dated Jul 2020 (plot three)
BA1785.41 rev. E, dated Jul 2020 (long sections)
BA1785.43 and 45 rev. A, dated Jul 2020 (sections)
BA1785.41 rev. D, dated Jul 2020 (drainage)
Landscape specification written details, dated July 2020.
Planting Plan, WOHCL.PP1, dated July 2020.
BA1785, Project Materials Schedule, plot 1, 2 and 3. Submitted July 2020
Reason: For the avoidance of doubt and in the interests of proper planning.
2. No development shall take place and no equipment, machinery or materials shall be brought onto the site until fencing for the protection of the trees on the boundaries of the site has been provided in accordance with the details of the root protection areas set out on drawing no. WOHCL.PP1, dated July 2020 and in accordance with the recommendations of BS 5837:2012 (Trees in relation to design, demolition and construction) 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, unless otherwise agreed in writing with the local planning authority.

Reason: A pre-commencement condition is necessary in order to protect the health of the boundary trees which contribute positively to the landscape and scenic beauty of the High Weald Area of Outstanding Natural Beauty in accordance with Policies OSS4 (iii), EN1 (i) and EN5 (viii) of the Rother Local Plan Core Strategy.

3. The development shall not be occupied until the parking and turning areas have been provided in accordance with the approved plan, Drawing No. BA1785.28 rev. D, dated Jul 2020 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 (i) of the Rother Local Plan Core Strategy.

4. The development shall not be occupied until the garden sheds/cycle store have been provided in accordance with the approved plan BA1785.28 rev. D, dated Jul 2020 and the areas shall thereafter be retained for that use and shall not be used other than for the parking of cycles and the storage of domestic items.

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 (ii) & TR3 of the Rother Local Plan Core Strategy.

5. The materials to be used in the construction of the external surfaces of the buildings hereby permitted shall be in accordance with those set out in BA1785, Project Materials Schedule, Plot 1, 2 and 3, submitted July 2020, unless an alternative finish is otherwise first submitted to and approved in writing by the local planning authority.

Reason: To ensure that the development is in character with its surroundings in accordance with 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. The applicant is reminded that under the Wildlife and Countryside Act 1981 (Section 1) it is an offence to take, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning permission for a development does not provide a defence against prosecution under this Act. Trees and scrub are likely to contain nesting birds between 1 March and 31 July. Trees and scrub are present on the application site and should be assumed to contain nesting birds between the above dates unless a survey has shown it is absolutely certain that nesting birds are not present.
3. The applicant 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.

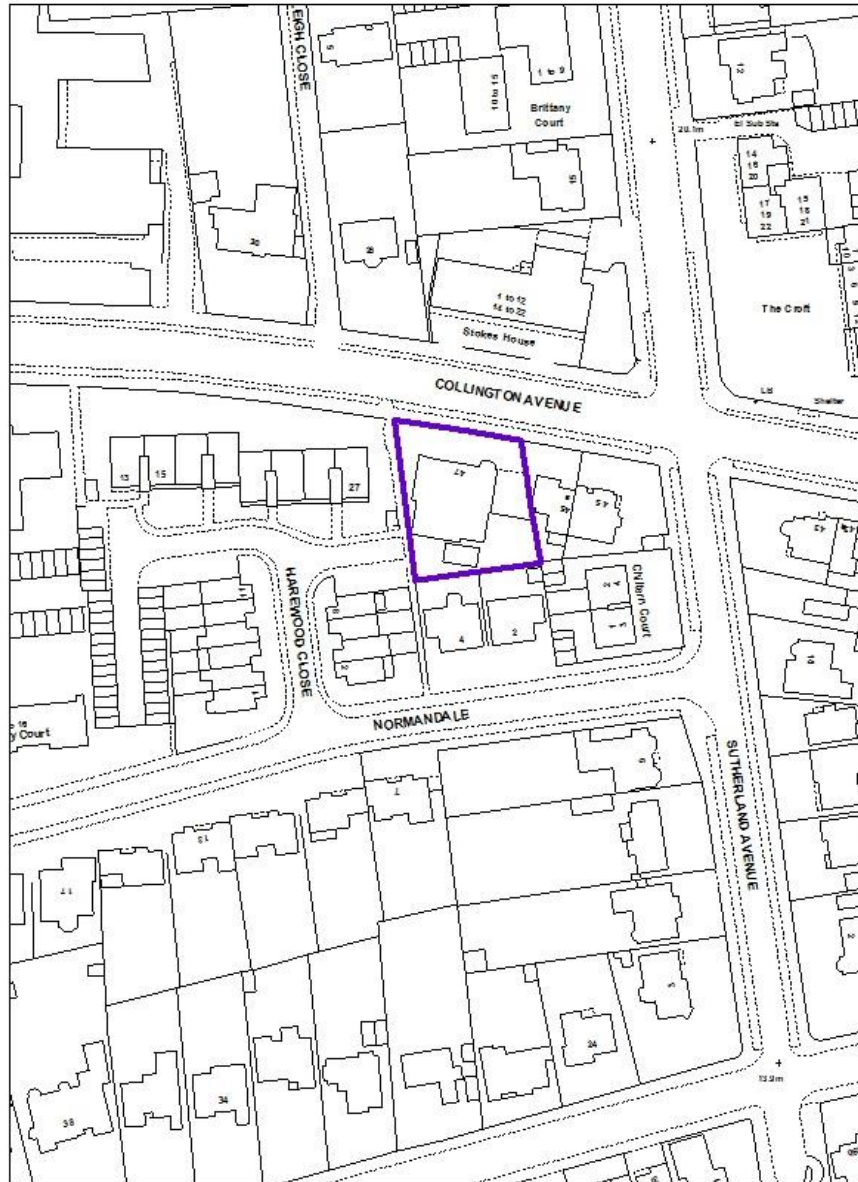
4. This reserved matters planning permission is the subject of an obligation under Section 106 of the Town and Country Planning Act 1990 attached to outline planning permission RR/2019/158/P.
5. The conditions imposed on the outline planning permission RR/2019/158/P continue to apply to this development.

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

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SITE PLAN
RR/2020/1211/P

BEXHILL
47 Collington Avenue, Langley House.



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Not To Scale

Rother District Council

Report to - Planning Committee
Date - 10 September 2020
Report of the - Executive Director
Subject - Application RR/2020/1211/P
Address - 47 Collington Avenue, Langley House
BEXHILL
Proposal - Proposed covered porch

[View application/correspondence](#)

RECOMMENDATION: It be RESOLVED to GRANT (FULL PLANNING)

Head of Service: Tim Hickling

Applicant: Mr A.K. Jeeawon
Agent: Mr M. Trewin - KB Glass
Case Officer: Mrs Ita Sadighi (Email: Ita.sadighi@rother.gov.uk)
Parish: BEXHILL
Ward Member(s): Councillors Mrs D.C. Earl-Williams and D.B. Oliver

Reason for Committee consideration: Applicant is a Councillor

Statutory 8 week date: 18 September 2020

1.0 SUMMMARY

- 1.1 The application is recommended for approval. The proposal is a modest porch addition to the side area of the property. It would lead to the covered outdoor space from the garden/living room to the rear of the existing carport.
- 1.2 The property is a large private residential dwellinghouse. Planning permission was granted for its change of use from a care home to residential in 2019, RR/2019/421/P relates. The property has had various extensions added to it over the years mostly in relation to its former use as a care home. In granting the 2019 change of use to residential, Condition 3 restricted any further extensions or buildings to the property by classes A-E of Part 1 of the Schedule 2 the Town and Country Planning (General Permitted Development) (England) Order 2015.

2.0 SITE

- 2.1 47 Collington Avenue is a large detached property located on the southern side of the road.

2.2 The site is surrounded by residential properties to the east, south and west.

3.0 PROPOSAL

3.1 This application seeks permission for a proposed covered porch.

3.2 The proposed porch would measure approximately 2sqm by approximately 2.5m high. This modest structure would be set on the side of the property to the rear of the existing carport leading onto a covered garden space.

4.0 HISTORY

4.1 B/64/489 – Formation of new bathroom and office. Permitted development.

4.2 B/67/498 – Formation of three wards and additional lavatory basins. Permitted development.

4.3 B/68/710 – Addition of two porches. Approved.

4.4 B/69/706 – Formation of lift and alterations. Approved conditional.

4.5 B/72/85 – Temporary change of use of part of nursing home into office and temporary change of part of home to residential. Approved conditional.

4.6 RR/75/1588 – Change of use from nursing home to offices caretakers flat for temporary period of one year. Approved conditional.

4.7 RR/76/1553 – Change of use from nursing home into six self-contained flats and erection of six garages. Refused.

4.8 RR/85/0986 – Outline application for erection of five storey block of 15 flats with 12 garages served by a new vehicular access. Refused.

4.9 RR/86/1142 – Outline application for erection of 18 warden care flats with 10 parking spaces. Refused

4.10 RR/2003/3453/P – Erection of uPVC conservatory. Approved.

4.11 RR/2004/1509/P – Create fire exit door in front of building. Approved.

4.12 RR/2011/1725/P – Removal of an existing detached garage and construction of new larger detached garage together with the construction of a detached conservatory to the rear garden area. Retrospective permission for new boundary walls and raised decking area to rear. Approved conditional.

4.13 RR/2013/1678/P – Erection of carport and linking covered seating area. Approved conditional.

4.14 RR/2015/2012/P – Change of use from residential care home to part residential care home/ part residential accommodation. (Owner occupier and family use only)(Part Retrospective). Withdrawn.

- 4.15 RR/2018/1334/P – Renewal of external balustrade around 1st floor flat roof area. (Part Retrospective). Refused.
- 4.16 RR/2018/2676/O – Existing use of first floor roof area as a roof terrace since 8 October 1998. Accessible from ground, first and second floors. Refused.
- 4.17 RR/2019/421/P – Change of use from C2 (residential institution) to C3 (dwellinghouse). Approved conditional.
-

5.0 POLICIES

- 5.1 The following policies of the [Rother Local Plan Core Strategy 2014](#) are relevant to the proposal:
- OSS3: Location of Development
 - OSS4: General Development Considerations
 - EN3: Design Quality
- 5.2 The following policies of the emerging [Development and Site Allocations Local Plan](#) (submitted for examination in January 2019) are relevant to the proposal:
- DHG9: Extensions, Alterations and Outbuildings
- 5.3 The National Planning Policy Framework and Planning Policy Guidance are also material considerations.
-

6.0 CONSULTATIONS

- 6.1 [Planning Notice](#)
- 6.2 No representations received.
-

7.0 LOCAL FINANCE CONSIDERATIONS

- 7.1 The proposal is for a type of development that is not Community Infrastructure Levy liable as there is little increase in floor space.
-

8.0 APPRAISAL

- 8.1 [Issues for consideration](#)
- 8.1.1 The main issues to consider are:
- Impact to the character of the area
 - Impact on near neighbouring amenities

8.2 Impact on the character and appearance of the area

8.2.1 Policy EN3 of the Core Strategy, amongst other things, states that “*New development will be required to be of high design quality by:(i) Contributing positively to the character of the site and surroundings, including taking opportunities to improve areas of poor visual character or with poor townscape qualities, subject to all other material considerations.*”

8.2.2 Policy OSS4 of the Core Strategy seeks to ensure that development proposals (iii) respect and do not detract from the character and appearance of the locality.

8.2.3 The application site is in a predominantly residential area and on this basis, given its modest size and location at the rear of the existing carport, screened from public view, it is not considered that the proposed side porch would have an adverse impact on the character or appearance of the surrounding area or the existing building.

8.3 Near Neighbouring Amenities

8.3.1 Policy OSS4 of the Core Strategy requires all development to (ii) not unreasonably harm the amenities of adjoining properties.

8.3.2 The proposal is a modest side addition that is single storey and located away from any side boundaries. Because of this physical separation and size, there would be no impact on neighbouring residential amenities.

9.0 CONCLUSION

9.1 The proposed porch addition is of an acceptable scale and design for the host property. It would not have any detrimental impact to the near neighbouring properties, and, set towards the rear of the house, it should have no impact to the street scene or character of this area.

RECOMMENDATION: 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 and Proposed Drawing No. 385 SK 1 A dated July 2020.
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

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.

Rother District Council

Report to: Planning
Date: 10 September 2020
Title: Undetermined Major Planning Applications
Report of: Tim Hickling
Ward(s): All
Purpose of Report: To update the Planning Committee
Officer Recommendation(s): It be **RESOLVED:** That the report be noted.

RR/2015/2264/P Michael Tyler Factory, Woodlands Way, Westfield
 Outline: Redevelopment of site to provide residential development comprising 40 units, landscaping and a LAP.
 Status: Delegated 30 May 2019 subject to Section 106 Obligation
 - Discussions ongoing.

RR/2017/1778/P Former Thomas Peacocke School Site, Ferry Road, Rye
 Demolition of Queen Adelaide public house and erection of 63 residential dwellings comprising 38 houses and 25 flats with associated landscaping, car parking and other infrastructure.
 Status: Delegated 14 November 2019 - subject to Section 106 Obligation

RR/2017/2452/P 11 Ellerslie Lane, Moleynes Mead, Bexhill
 Outline: Redevelopment of land with 24 No. unit residential development including new access road, associated parking and external amenity areas.
 Status: Delegated 14 April 2018 - subject to Section 106 Obligation

RR/2017/382/P Hodson's Mill, Northbridge Street, Salehurst/Robertsbridge
 Erection of 96 No. residential dwellings (Use Class C3), non-residential floorspace comprising 280sqm (Use Class A3) and 920sqm (Use Class B1), and associated access, car/cycle parking, open amenity space, strategic landscaping and green infrastructure and including restoration works to the Mill Building and Oast House.
 Status: Delegated 18 April 2019 - subject to Section 106 Obligation

RR/2018/3064/P	<p>Churchill Farm, The Street, Sedlescombe</p> <p>Outline: Erection of ten dwellings, new access and access road and relocation of the 30mph speed limit.</p> <p>Status: Application has been amended and re-advertised.</p>
RR/2018/3099/P	<p>Lydd Ranges Sea Defences, Lydd Road - East of, Jurys Gap, Camber</p> <p>Improvement of flood defences including construction of new timber groyne field, recharge of beach, strengthening of the 'Green Wall' and relocation of Denge Marsh outfall.</p> <p>Status: Under consideration - co-operating with Folkestone and Hythe District Council and the Environment Agency</p>
RR/2019/1659/P	<p>PGL Pestalozzi, Ladybird Lane, Sedlescombe</p> <p>Change of use of site from a use comprising conference, dining, administration and education facilities with associated accommodation, to a use comprising a residential training and educational activity centre; together with operational development including kitchen extension to existing building, extension to existing accommodation block, new accommodation blocks, tenting area, car and coach park, site access improvements and new coach passing places, outdoor activities structures, new activity pond, living acoustic fencing and parkland tree planting.</p> <p>Status: Under consideration</p>
RR/2019/1841/P	<p>Old Mears, Harbour Road, Icklesham</p> <p>Erection of industrial unit with offices and staff facilities. Formation of new vehicular access.</p> <p>Status: Under consideration</p>
RR/2019/2194/P	<p>Foundry Close - Land East, Foundry Close, Hurst Green</p> <p>Residential development of 20 houses, associated parking and landscaping on vacant land.</p> <p>Status: Under consideration</p>
RR/2019/2242/P	<p>Barnhorn Green, Bexhill</p> <p>Amendments to five areas of the approved scheme RR/2015/3115/P resulting in revised mix and quantum of dwellings increasing from 67 to 83 units including 30% affordable.</p> <p>Status: Under consideration</p>
RR/2019/243/P	<p>Main Road - Land off, Icklesham</p> <p>Erection of 15 local needs affordable dwellings.</p> <p>Status: Delegated 4 June 2019 - Subject to Section 106 Obligation</p>

RR/2019/2738/P	<p>The Paddock, Northiam</p> <p>Construction of 34 No. dwellings with access, landscaping, private and community amenity space and parking.</p> <p>Status: Under consideration</p>
RR/2019/2818/P	<p>Hillbury Field, High Street, Ticehurst</p> <p>Approval of reserved matters relating to appearance and landscaping pursuant to outline permission RR/2019/2198/P for the erection of 30 dwellings.</p> <p>Status: Under consideration</p>
RR/2019/2850/P	<p>Churchfields Industrial Estate, Harbour Road, Icklesham</p> <p>Construction of 12 industrial units (Use Class B1c, B2 and B8) totalling 4,238sqm GEA. A new access off Harbour Road, associated parking and landscaping.</p> <p>Status: Under consideration</p>
RR/2019/430/P	<p>Bexhill Leisure Centre, Down Road, Bexhill</p> <p>Outline: Mixed use development comprising a leisure centre (D2 Use), ancillary car parking and up to 52 dwellings (C3 Use) including matters of access with all other matters reserved.</p> <p>Status: Delegated 17 December 2019 - subject to Section 106 Obligation</p>
RR/2019/604/P	<p>Blackfriars - Land at, Battle</p> <p>Outline: Detailed proposals for a spine road to serve residential development, with vehicular access off Harrier Lane and The Spinney, with Master Plan for up to 220 dwellings and associated works.</p> <p>Status: Delegated 14 October 2019 - subject to Section 106 Obligation</p>
RR/2020/151/P	<p>Pett Level Road - Land South of, Fairlight Cove, Fairlight</p> <p>Outline: Development of up to 48 residential units (including 40% affordable), including new vehicular access from Pett level Road and serviced plot for a Doctor's Surgery.</p> <p>Status: Under consideration</p>
RR/2020/565/P	<p>11 Ellerslie Lane, Moleynes Mead - Land at, Bexhill</p> <p>Redevelopment of land to provide 28 dwellings (6 x 4-bed 2 storey homes, 15 x 3-bed 2 storey homes, 4 x 2-bed 2 storey homes, 1 x 3-bed 1 storey home, 1 x 2-bed maisonette, 1 x 1-bed maisonette) and associated new access roads, parking and external amenity areas.</p> <p>Status: Under consideration</p>

RR/2020/585/P

Singehurst - Land at, Pashley Road, Ticehurst

Erection of 10 residential dwellings comprising of 2 x two bed houses, 2 x three bed bungalows, 4 x three bed houses and 2 x four bed houses together with associated development.

Status: Under consideration

Other Implications	Applies?	Other Implications	Applies?
Human Rights	No	Equalities and Diversity	No
Crime and Disorder	No	Consultation	No
Environmental	No	Access to Information	No
Sustainability	No	Exempt from publication	No
Risk Management	No		

Executive Director:	Dr Anthony Leonard
Proper Officer:	Malcolm Johnston – Head of Paid Service
Report Contact Officer:	Tim Hickling – Head of Strategy and Planning
e-mail address:	tim.hickling@rother.gov.uk
Appendices:	N/A
Relevant previous Minutes:	N/A
Background Papers:	N/A
Reference Documents:	N/A

Rother District Council

Report to: Planning

Date: 10 September 2020

Title: Planning Statistics for the Quarter April – June 2020
(including summary of planning statistics for 2020/2021)

Report of: Tim Hickling

Ward(s): All

Purpose of Report: To update the Planning Committee

Officer

Recommendation(s): It be **RESOLVED:** That the report be noted.

Planning Applications

1.	Total number of Planning Applications received during the quarter	263
2.	Total number of Planning Applications determined during the quarter	162
	i. Percentage of Applications for major developments issued within agreed timeframe	100%
	ii. Percentage of Applications for minor developments issued within agreed timeframe	64%
	iii. Percentage of other Planning Applications issued within agreed timeframe	82%
3.	Total number of Planning Applications on hand and not yet determined	500

Planning Application Appeals

4.	Number of appeals on hand (no decision).	38
5.	Number of appeals lodged	14
6.	Number of appeals Allowed	0
	Allowed in Part	2
	Dismissed	7

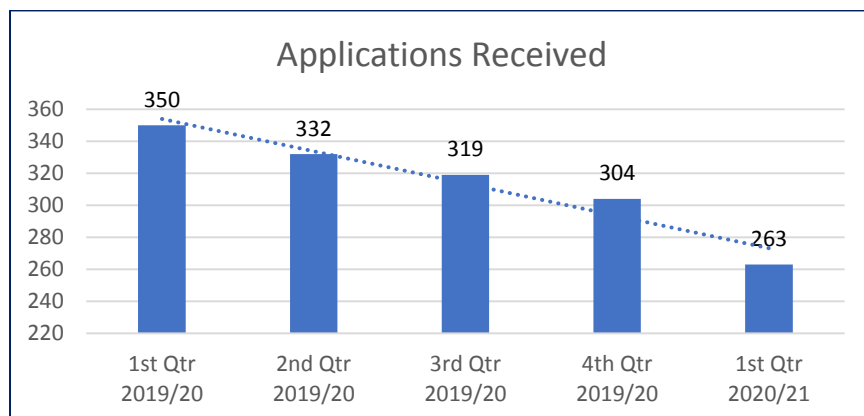
Planning Enforcement

7.	Number of complaints received	52
8.	Number of complaints resolved	45

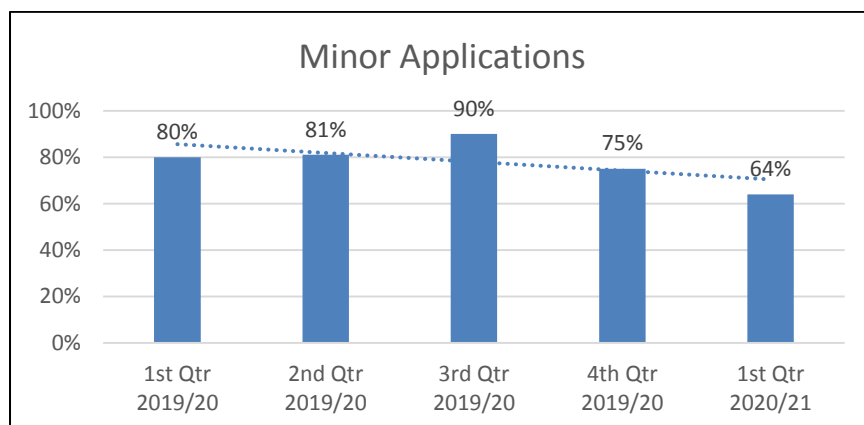
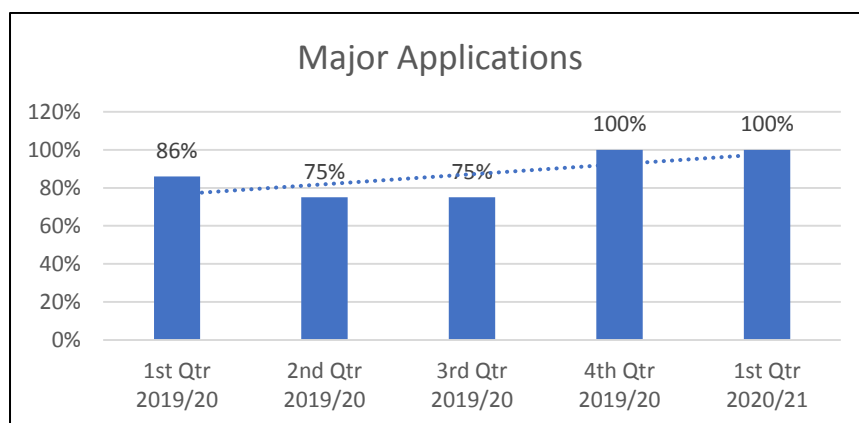
Summary of Planning Statistics 1 April 2019 – 30 June 2020

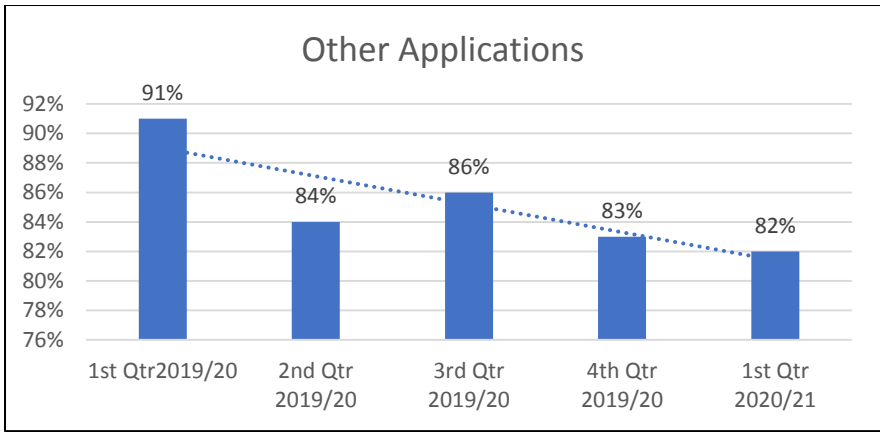
Planning Applications

Applications received:

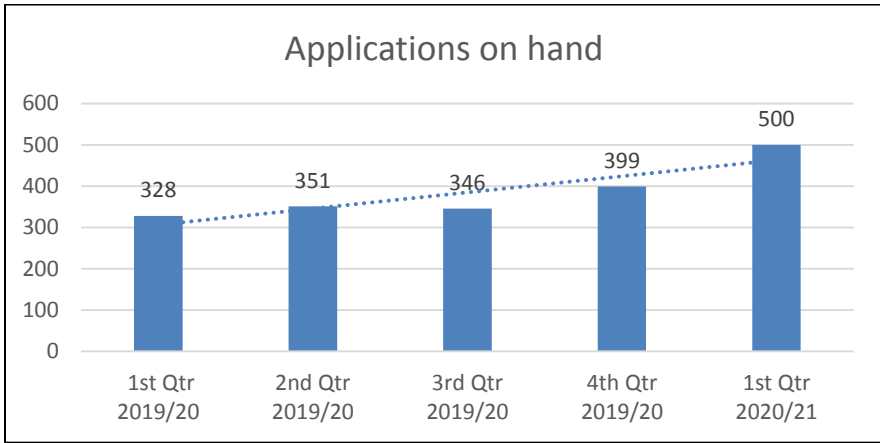


Percentage of planning applications decided within agreed timeframe



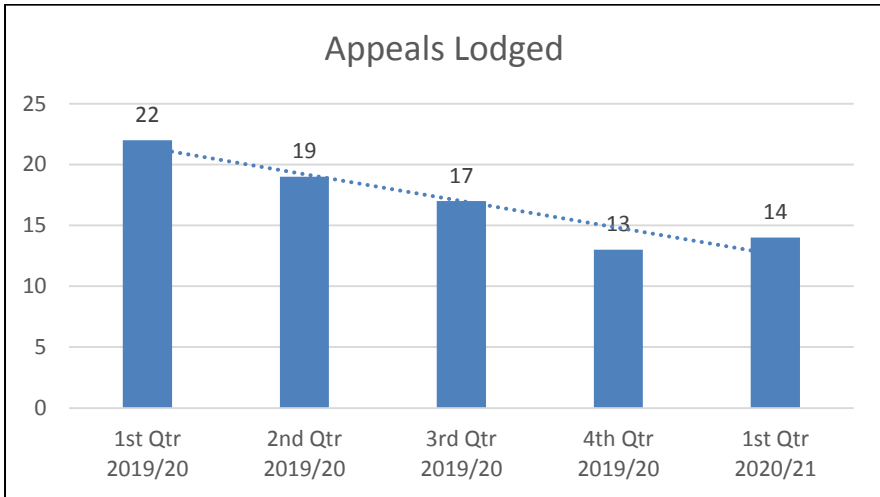


Total No. of applications on hand and not yet determined

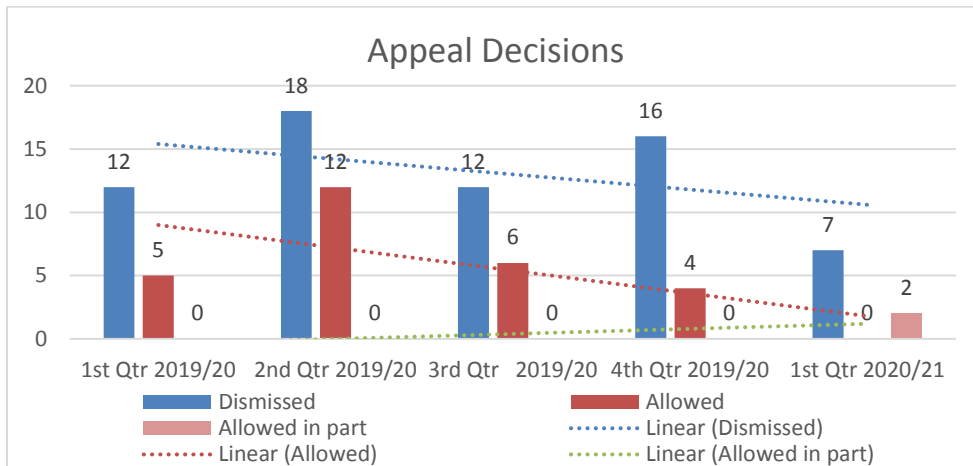


Planning Appeals 1 April 2019 – 30 June 2020

Appeals Lodged

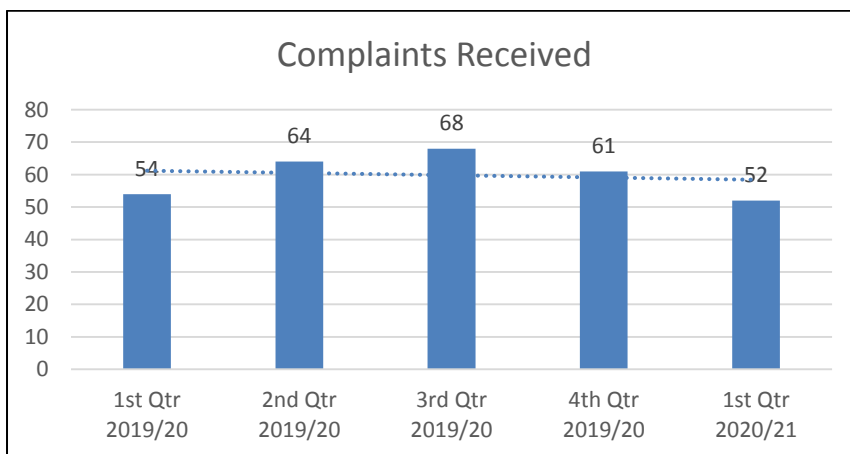


Appeals Decided

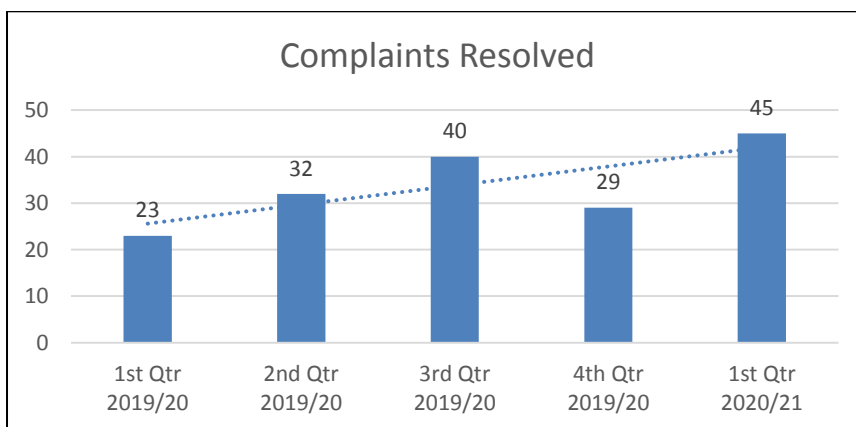


Planning Enforcement Complaints 1 April 2019 – 30 June 2020

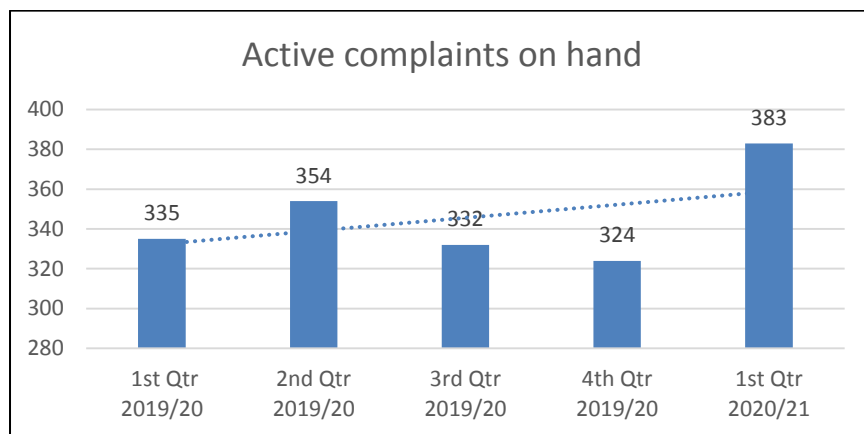
Complaints received



Complaints resolved



Active complaints on hand



Other Implications	Applies?	Other Implications	Applies?
Human Rights	No	Equalities and Diversity	No
Crime and Disorder	No	Consultation	No
Environmental	No	Access to Information	No
Sustainability	No	Exempt from publication	No
Risk Management	No		

Executive Director:	Dr Anthony Leonard
Proper Officer:	Malcolm Johnston – Head of Paid Service
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e-mail address:	tim.hickling@rother.gov.uk
Appendices:	N/A
Relevant previous Minutes:	N/A
Background Papers:	N/A
Reference Documents:	N/A

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Rother District Council

Report to: Planning
Date: 10 September 2020
Title: Appeals
Report of: Tim Hickling
Ward(s): All
Purpose of Report: To update the Planning Committee
Officer Recommendation(s): It be **RESOLVED:** That the report be noted.

APPEALS LODGED

RR/2019/1565/P (Delegation)	BATTLE: High Views – Land Adjoining, Loose Farm Lane, Battle Change of use of existing agricultural land, for stationing of 2 mobile homes for residential purposes by gypsy family members, together with provision of communal utility/day-room. Extended family members linked to adjoining high views approved gypsy site. Ms A Searle
RR/2019/2126/P (Delegation)	BATTLE: Hughs’ Field, Land opposite Caldbec House, Caldbec Hill, Battle Residential development of 5 No. dwellings served by upgraded existing field access, together with erection of tractor shed and stable building. Mr N. Whistler
RR/2019/2192/P (Delegation)	BEXHILL: 45 Sea Road, Bexhill Drop kerb to front of property to create off road parking. Ms Alison Fowler
RR/2020/396/T (Delegation)	BEXHILL: 44 Collington Rise, Oakwood, Bexhill Horse Chestnut – Remove approximately 6ft all round to remove dead branches Mr Peter Bennett
RR/2019/2193/P (Delegation)	BURWASH: British Red Cross Society Centre, Highfields, Burwash Removal of an old timber structure and replacement with two semi-detached small dwellings. Matrix Claim Services

- RR/2019/2199/P
(Non-determination) DALLINGTON: Swan Farm, Woods Corner, Dallington
Partial demolition and partial conversion of existing agricultural buildings and construction of two detached dwellings with associated parking.
Mr Harry Wills
- RR/2019/306/P
(Delegation) SEDLESCOMBE: The Oast, Battle Barn Farm, New Road, Sedlescombe
Reinstatement of cast roundel including conical roof and cowl. Replacement of concrete tiled roof with clay tiles. Demolition of existing conservatory, erection of new orangery and ground floor bedroom. Cladding of first floor of main building.
Mr Michael Ashenheim
- RR/2019/2848/L
(Non-determination) TICEHURST: Shovers Green House, Shovers Green, Wadhurst, Ticehurst
Conversion of existing outbuilding to dwelling.
Mr George Pulman
- RR/2019/2847/P
(Non-determination) TICEHURST: Shovers Green House, Shovers Green, Wadhurst, Ticehurst
Conversion of existing outbuilding to dwelling.
Mr George Pulman
- RR/2020/427/P
(Delegation) UDIMORE: Newmans Oast, Udimore Road, Udimore
Refurbishment and alterations to existing non listed oast house and new single storey extension. Demolition of outbuildings, erection of new garage and landscaping works.
Mr and Mrs F. and I. Powles

APPEALS STARTED

- RR/2020/135/P
(Delegation) CROWHURST: Badgers End, Breadsell Lane, Crowhurst
Variation of Condition 1 imposed on planning permission RR/2018/376/P to allow retention of mobile home for a further two years.
Ms Jane Masters
- RR/2020/145/P
(Delegation) WHATLINGTON: Oast Meadow, Riccards Lane, Whatlington
Demolition of existing ancillary residential outbuilding and erection of new building to serve as a holiday let unit and residential annexe.
Ms Scothern

APPEALS ALLOWED

- RR/2019/1390/P
(Delegation) CAMBER: The Sutton Point, The Suttons, Camber
Proposed three storey extension including new roof and internal re-modelling.
Mr Colin Smith

APPEALS DISMISSED

NONE

APPEALS WITHDRAWN

NONE

FORTHCOMING HEARINGS/INQUIRIES

RR/2019/2250/DC (Delegation) BEXHILL: Buckholt Lane – Land at Submission of details reserved by Conditions 8, 9, 10, 15 and 29 imposed on RR/2017/2181/P.

RR/2019/2014/T (Delegation) GUESTLING: Little Broomham – Land in front, Church Lane Hedge clipping to all sides and tops of Holly hedges.

RR/2019/1814/T (Delegation) SALEHURST/ROBERTSBRIDGE: 1 Blenheim Court, George Hill
T1 – Horse Chestnut Tree – Fell.

Details of the above Hearings/Inquiries to be confirmed by Planning Inspectorate.

Other Implications	Applies?	Other Implications	Applies?
Human Rights	No	Equalities and Diversity	No
Crime and Disorder	No	Consultation	No
Environmental	No	Access to Information	No
Sustainability	No	Exempt from publication	No
Risk Management	No		

Executive Director:	Dr Anthony Leonard
Proper Officer:	Malcolm Johnston – Head of Paid Service
Report Contact Officer:	Tim Hickling – Head of Strategy and Planning
e-mail address:	tim.hickling@rother.gov.uk
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