

**PLANNING COMMITTEE**

10 March 2022

Minutes of the Planning Committee meeting held at the Council Chamber, Town Hall, Bexhill-on-Sea on Thursday 10 March 2022 at 9:30am.

Committee Members present: Councillors J. Vine-Hall (Chairman), S.M. Prochak, MBE (Vice-Chairman), J. Barnes (substitute), Mrs M.L. Barnes, G.C. Curtis, B.J. Drayson (ex-officio) (in part), S.J. Errington, A.E. Ganly, P.J. Gray, K.M. Harmer, L.M. Langlands, C.A. Madeley, A.S. Mier, Rev. H.J. Norton and G.F. Stevens.

Other Members present: Councillors J.J. Carroll (in part), S.J. Coleman (in part), P.C. Courtel (in part) and M. Mooney (in part).

Advisory Officers in attendance: Director – Place and Climate Change (in part), Development Management Manager, Parks Development Officer (in part) and Democratic Services Officer.

Also Present: 15 members of the public in the Council Chamber and 7 via the live webcast.

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PL21/93. **MINUTES**

(1)

The Chairman was authorised to sign the Minutes of the meeting held on 17 February 2022 as a correct record of the proceedings.

PL21/94. **APOLOGIES FOR ABSENCE AND SUBSTITUTES**

(2)

An apology for absence was received from Councillor J.M. Johnson.

It was noted that Councillor J. Barnes was present as a substitute for Councillor J.M. Johnson.

PL21/95. **WITHDRAWN APPLICATIONS**

(4)

The Director – Place and Climate Change advised that Application No. RR/2019/2194/P – Foundry Close – Land East, Foundry Close, Hurst Green had been withdrawn to ensure that all relevant parties e.g. Parish Council had been consulted and would be considered at the next Planning Committee meeting scheduled to be held on 14 April 2022.

PL21/96. **DISCLOSURE OF INTEREST**

(5)

There were no declarations of interest made.

**PART II – DECISIONS TAKEN UNDER DELEGATED POWERS**

PL21/97. **PLANNING APPLICATIONS - INDEX**

(6)

Outline planning permissions are granted subject to approval by the Council of reserved matters before any development is commenced, which are layout, scale, appearance, access and landscaping. Unless otherwise stated, every planning permission or outline planning permission is granted subject to the development beginning within three years from the date of the permission. In regard to outline permissions, reserved matters application for approval must be made within three years from the date of the grant of outline permission; and the development to which the permission relates must begin no later than whichever is the later of the following dates: the expiration of three years from the date of the grant of outline permission or, the expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matters to be approved.

In certain circumstances the Planning Committee will indicate that it is only prepared to grant or refuse planning permission if, or unless, certain amendments to a proposal are undertaken or subject to completion of outstanding consultations. In these circumstances the Director – Place and Climate Change can be given delegated authority to issue the decision of the Planning Committee once the requirements of the Committee have been satisfactorily complied with. A delegated decision does not mean that planning permission or refusal will automatically be issued. If there are consultation objections, difficulties, or negotiations are not satisfactorily concluded, then the application will have to be reported back to the Planning Committee. This delegation also allows the Director – Place and Climate Change to negotiate and amend applications, conditions, reasons for refusal and notes commensurate with the instructions of the Committee. Any applications which are considered prior to the expiry of the consultation reply period are automatically delegated for a decision.

**RESOLVED:** That the Planning Applications be determined as detailed below.

PL21/98. **RR/2021/2252/P - ST. MARY'S RECREATION GROUND - LAND AT ST. MARY'S LANE - BEXHILL**

(7)

**DECISION: GRANT (FULL PLANNING) TEMPORARY FOR TWO YEARS DELEGATED (EXPIRY OF RECONSULTATION) SUBJECT TO THE INCLUSION OF RELEVANT CONDITIONS REGARDING NOISE RESTRICTIONS DELEGATED TO OFFICERS TO CONSIDER**

## CONDITIONS

1. That the use shall cease within two years from the date of the planning permission hereby granted and the land restored to its former condition within three months of the cessation of this use.  
Reason: To safeguard the amenities of the locality in accordance with Policy OSS4 (ii) of the Rother District Local Plan.
2. The development hereby permitted shall be carried out in accordance with the following approved plans and details:  
Location Plan: RC racetrack at St. Mary's Recreation Ground dated 09/02/2022  
Block plan: radio-controlled car track area and parking dated 11/02/2022  
1066 Racing parking/vehicle access and movement plan detail submitted 09/02/2022  
Site East/North Elevation submitted 24/11/2021  
Rostrum Elevation submitted 24/11/2021  
Shipping Container Elevations submitted 24/11/2021  
Details within email submitted 25/01/2022  
Risk Assessment details submitted 25/01/2022  
Reason: For the avoidance of doubt and in the interests of proper planning.
3. The use hereby permitted shall only take place on the following days and hours:
  - a) On one weekday evening per week from 5pm and shall cease before 9pm or sundown whichever is the earlier.
  - b) On Sundays only between 9am – 2pm.Reason: To safeguard the amenities of the locality in accordance with Policy OSS4 (ii) of the Rother District Local Plan.
4. The race car track hereby permitted shall only be used by electric remote-control vehicles and shall not be used by petrol or other fuel powered remote control vehicles.  
Reason: To protect the living conditions of occupiers of nearby residential properties and to protect the rural character of the locality in accordance with Policies OSS4 (ii) (iii) and RA3 of the Rother Local Plan Core Strategy and Policy DEN7 of the Rother Development and Site Allocations Local Plan.
5. No floodlighting or other external means of illumination of the racetrack hereby permitted shall be provided, installed or operated at the site.  
Reason: To protect the residential amenities of the locality and to protect the special character of the rural area, in accordance with Policies OSS4 (ii and iii), RA3 (v) and EN1 of the Rother Local Plan Core Strategy.
6. That prior to the use commencing, details of any loudspeakers, or other means of sound amplification and electricity generators to be used in conjunction with this use shall be submitted for approval in writing to the Local Planning Authority. The approved details are to be implemented in full for the lifetime of the planning permission.

Reason: To protect the residential amenities of the locality and to protect the special character of the rural area, in accordance with Policies OSS4 (ii and iii), RA3 (v) and EN1 of the Rother Local Plan Core Strategy.

**NATIONAL PLANNING POLICY FRAMEWORK:** In accordance with the requirements of the National Planning Policy Framework (paragraph 38) and with the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by 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.

PL21/99. **PROPOSED CHANGES TO THE SCHEME OF DELEGATION AND ESTABLISHMENT OF A PLANNING CONSULTATION GROUP**

(8)

The Chairman advised that this Agenda Item had been withdrawn and would be considered at a future meeting.

PL21/100. **APPEALS**

(9)

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

Congratulations were extended to officers for the successful decision of the judicial review regarding the Burwash Neighbourhood Plan. It was clarified that the decision was subject to appeal and therefore until this was resolved a referendum could not be held.

**RESOLVED:** That the report be noted.

PL21/101. **TO NOTE THE DATE AND TIME FOR FUTURE SITE INSPECTIONS**

(10)

The next site inspection was scheduled to be held on Tuesday 12 April 2022 at 9:00am departing from the Town Hall, Bexhill.

**CHAIRMAN**

The meeting closed at 11:12am.