

**PLANNING COMMITTEE**

10 November 2022

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

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

Advisory Officers in attendance: Director – Place and Climate Change (in part), Development Manager, Development Management Team Leader, Planning Lawyer, Planning Consultant (in part) and Democratic Services Officer.

Also Present: 10 members of the public in the Council Chamber and 27 via the live webcast.

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**PL22/76. MINUTES**

(1)

Subject to the following amendments in respect of Application RR/2022/1784/P – Rother District Council Offices, Town Hall, Bexhill, the Chair was authorised to sign the Minutes of the meeting held on 13 October 2022 as a correct record of the proceedings:

Paragraph 3 (first sentence) be reworded as follows: The Planning Committee heard from a spokesperson on behalf of Bexhill Heritage which was not supportive of the scheme, the Applicant's Agent, Architect and Sustainability Consultant who provided answers to a number of technical and general questions, as well as both local Ward Members.

Paragraph 4 (fourth bullet point) be reworded as follows: Car Parking: A significant reduction of car parking spaces (currently 96 down to 48); concern was raised that the lack of parking (and disabled parking) would cause displacement in the surrounding residential roads.

**PL22/77. APOLOGIES FOR ABSENCE AND SUBSTITUTES**

(2)

An apology for absence was received from Councillor B.J. Drayson.

It was noted that Councillor Langlands was present as a substitute for Councillor Drayson.

PL22/78. **DISCLOSURE OF INTEREST**

(5)

Declarations of interest were made by Councillors in the Minutes as indicated below:

Mier                      Agenda Item 8 – Personal Interest as he lived near the site.

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

PL22/79. **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.

(7)

**DECISION: GRANT TEMPORARY PERMISSION FOR UP TO THREE YEARS FROM THE DATE OF THE DECISION SUBJECT TO CONDITIONS REGARDING ANY REPLACEMENT OF THE MOBILE HOME AND AFTER THREE YEARS ALL BUILDING MATERIALS BE REMOVED AND THE LAND RETURNED TO ITS ORIGINAL CONDITION**

**CONDITIONS:**

1. The development and the material change of use hereby permitted shall be limited to a period of no more than three years from the date of this decision notice. After this date the permitted use shall cease, and the related development permitted be removed and the land made good in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority prior to the cessation of this temporary planning permission.

Reason: The development is harmful to the landscape and scenic beauty of the High Weald Area of Outstanding Natural Beauty due to the visual intrusion of caravans being uncharacteristic of the locality, contrary to Policy EN1 of the Rother Local Plan Core Strategy and Policy DEN2 of the Rother Development and Site Allocations Local Plan. However, there is currently uncertainty over the deliverability of the allocated gypsy and traveller allocations within the Rother Development and Site Allocations Local Plan. Within the next three years it is anticipated that the Council will adopt a new local plan which will include sufficient allocations for gypsy and traveller sites to fulfil the Council's objectively assessed needs as set out in the East Sussex Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment (2022).

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

Location Plan, Drawing No. 2020-080v1-Location, dated 24/09/21

Existing Block Plan, Drawing No. 2020-080v1-ExistBlock, dated 13/01/22

Proposed Block Plan, Drawing No. 2020-080v1-PropBlock, dated 13/01/22

Caravan Tracking Plan, Drawing No. 2020-080v1-Tracking, dated 24/09/21

Reason: for the avoidance of doubt and in the interests of proper planning.

3. The site shall not be occupied by any persons other than gypsies and travellers as defined in Annex 1 of DCLG "Planning Policy for Traveller Sites" (revised version published August 2015) and restricted to only Mr Danny Penfold and Mrs Louisa Penfold and their dependants.

When the land ceases to be occupied by those named above, the use hereby permitted shall cease and all caravans, structures, materials and equipment brought on to or erected on the land, and/or works undertaken to it in connection with the use, shall be removed and the land shall be restored in accordance with a

scheme and timetable that has first been submitted to and approved in writing by the Local Planning Authority.

Reason: The proposed development is only acceptable due to the personal circumstances of Mr Penfold and Mrs Penfold and their family and their habit of life, which mean that they meet the definition of a “gypsy or traveller” as detailed in Annex 1 of the Planning Policy for Traveller Sites and in accordance with Policies LHN5 and LHN6 of the Rother Local Plan Core Strategy.

4. The access shall not be used until visibility splays of 2.4m by 90m are provided in both directions and maintained thereafter.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway.

5. The development shall not be occupied until a turning space for vehicles has been provided and constructed in accordance with the approved plans which shall have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority and the turning space shall thereafter be retained for that use and shall not be obstructed.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway.

6. No more than one static caravan and one tourer, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 shall be stationed on the site at any time.

Reason: To conserve the natural beauty of the High Weald Area of Outstanding Natural Beauty in accordance with Policies EN1(i) and LHN6 of the Rother Local Plan Core Strategy.

7. No vehicles over 3.5 tonnes shall be stationed, stored or parked on the site and no commercial activities, including burning, shall take place on the land, including the storage of materials, plant or waste.

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

8. The development hereby approved shall be implemented in accordance with the recommendations/measures stated in section 4.2 of the supporting document, Preliminary Ecological Appraisal for the Land to the East of Kingwood Hill (Arbtech, Sept. 2022).

Reason: To minimise the impacts of development on biodiversity, in accordance with paragraphs 174 and 180 of the National Planning Policy Framework.

9. The mobile home hereby permitted shall not be brought onto the land until details of its overall size (length, width and height) and appearance have been submitted to and approved in writing by the Local Planning Authority. The mobile home provided on site shall accord with the approved details.

Reason: To minimise the impact that the mobile home has on the landscape and scenic beauty of the High Weald Area of Outstanding natural Beauty in accordance with Policy EN1 of the Rother Local Plan Core Strategy and Policy DEN2 of the Rother Development and Site Allocations Local Plan.

10. The mobile home hereby permitted is not permitted to be replaced by another larger mobile home without the express grant of a further planning permission.

Reason: To minimise the impact that the mobile home has on the landscape and scenic beauty of the High Weald Area of Outstanding natural Beauty in accordance with Policy EN1 of the Rother Local Plan Core Strategy and Policy DEN2 of the Rother Development and Site Allocations Local Plan.

**NOTE:**

1. The Applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to: deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; deliberately obstructing access to a rest or sheltering place. Planning consent for a development does not provide a defence against prosecution under these acts. Should great crested newts be found at any stages of the development works, then all works should cease and Natural England should be contacted for advice.

**NATIONAL PLANNING POLICY FRAMEWORK:** In accordance with the requirements of the Framework (paragraph 38) and with the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

PL22/81. **RR/2022/2069/P - FORMER MARKET GARDEN, LOWER WAITES LANE, FAIRLIGHT**

(8)

**DECISION: GRANT (FULL PLANNING)**

The Planning Committee requested that the developer convert one parking space into a disabled space (via a non-material amendment application) and install EV charging points across the site, where possible.

**CONDITIONS:**

**Condition 2 is varied as follows:**

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:  
662/002 P7 - Proposed Site Plan, dated 07/07/22  
662/003 P6 – Proposed Site Plan, dated 18/06/21  
662/004 P6 – Roof Plan, dated 07/07/22  
662/006 P5 – Site Sections 1-4, dated 07/07/22

662/007 P4 – Site Sections 5-8, dated 07/07/22  
 662/008 P4 – Site Sections 9-12, dated July 2022  
 662/021 P3 – House Types 1,3,5,7,9 & 11, dated 07/07/22  
 662/022 P2 – House Types 13 & 15, dated 6 July 2017  
 662/023 P2 – House Types 2,4,8 & 10, dated 6 July 2017  
 662/024 P2 – House Type 6, dated 6 July 2017  
 662/025 P2 – House Type 12, date 6 July 2017  
 662/026 P2 – House Type 14, dated 6 July 2017  
 662/027 P2 – House Types 16, dated 6 July 2017  
 662/028 P4 – Bin Store 1, dated 07/07/22  
 662/030 P3 – Detailed Section/Elevation, dated 07/07/22  
 662/031 P2 – 3D View, dated 8 August 2017  
 662/303 P2 – Location Plan, dated 26 April 2017  
 662/304 P5 – Site Location Plan, dated 07/07/22  
 8330P/301B – Surface Water Drainage Layout, dated 11 July 2017  
 8330P/302B – Foul Water Drainage, dated 11 July 2017  
 100 P2 – Proposed Carriageway and Access Alignment, 5 November 2007  
 Written Scheme of Archaeological Investigation (Chris Butler), dated June 2015  
 Drainage Strategy and Sustainable Drainage Management and Maintenance Plan (Issue B) – Monson, dated 11 July 2017  
 Arboricultural Report (Sylvan Arb) Ref SA/91/14, dated 27 June 2014  
 Reason: For the avoidance of doubt and in the interests of proper planning.

**Condition 22 is varied as follows:**

22. No part of the development shall be occupied until the car parking spaces have been constructed and provided in accordance with Drawing No 662/003 P6 – Proposed Site Plan, dated 18/06/21. The areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles.  
 Reason: To ensure the provision of adequate on-site parking that does not prejudice the free flow of traffic or conditions of general safety along the highway in accordance with Policies CO6, TR4 and TR3 of the Rother Local Plan Core Strategy.

**Condition 23 is varied as follows:**

23. No part of the development shall be occupied until the vehicle turning space has been constructed within the site in accordance with Drawing No 662/003 P6 – Proposed Site Plan, dated 18/06/21. The space shall thereafter be retained at all times for this use only and shall not be obstructed.  
 Reason: To ensure the provision of adequate turning facilities that do not prejudice the free flow of traffic or conditions of general safety along the highway in accordance with Policies CO6 and TR3 of the Rother Local Plan Core Strategy.

**The following conditions of RR/2017/457/P remain extant:**

10. No building hereby permitted shall be occupied until surface water drainage works shall have been implemented in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. Before any details are submitted to the Local Planning Authority an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system, having regard to DEFRA's non-statutory technical standards for sustainable drainage systems (or any subsequent version), and the results of the assessment shall have been provided to the Local Planning Authority. Where a sustainable drainage scheme is to be provided, the submitted details shall: i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters; ii) include a timetable for its implementation; and, iii) provide, a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and ensure future maintenance of the surface water drainage system in accordance with Policies SRM2 (iii) and EN7 (iii) of the Rother Local Plan Core Strategy.

11. None of the dwellings hereby permitted shall be occupied until works for the disposal of sewage shall have been provided on the site to serve the development hereby permitted, in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and ensure future maintenance of the surface water drainage system in accordance with Policies SRM2 (iii) and EN7 (iii) of the Rother Local Plan Core Strategy.

17. No development shall commence until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority, including indications of all existing trees and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development.

Reason: To ensure the creation of a high-quality public realm and landscape setting that enhances the character and appearance of the development and its locality in accordance with Policies OSS4 and EN3 of the Rother Local Plan Core Strategy.

18. Prior to the occupation of the development, a landscape management plan, including management responsibilities and maintenance schedules for the communal hard and soft landscape areas including any street furniture and minor artefacts therein, shall be submitted to and approved by the Local Planning Authority.

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

19. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees, or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To enhance the appearance of the development and the character and appearance of the locality in accordance with Policies OSS4 and EN3 of the Rother Local Plan Core Strategy.

24. No part of the development shall be occupied until the road, footways and parking areas serving the development have been constructed, drained and lit in accordance with plans and details that have first been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the provision of adequate pedestrian and vehicular access and on-site parking so as not to prejudice the free flow of traffic or conditions of general safety along the highway in accordance with Policies CO6, TR4 and TR3 of the Rother Local Plan Core Strategy.

26. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any order revoking or re-enacting this Order with or without modification), the garages hereby approved shall retained for such use and shall not be altered internally or externally for use as habitable accommodation.

Reason: To ensure a satisfactory level of off-road parking facilities so as not to prejudice the free flow of traffic and conditions of general safety along the highway and to accord with Policy TR4 of the Rother Local Plan Core Strategy.

27. Notwithstanding the provisions of Town and Country Planning (General Permitted Development) (England) Order 2015, (or any order revoking or re-enacting this Order with or without modification), no fences, gates or walls, buildings or structures of any kind, shall be erected within the curtilage of any dwelling house forward of any wall of that dwelling house which fronts onto a road.

Reason: To safeguard the open and green character and appearance of the development and area in accordance with Policy OSS4 (iii) of the Rother Local Plan Core Strategy.

28. The dwelling(s) hereby permitted shall not be occupied until it they have been constructed in accordance with Part M4(2) (accessible and adaptable dwellings) of Schedule 1 of the Building Regulations 2010 (as amended) for access to and use of buildings.

Reason: To ensure that an acceptable standard of access is provided to the dwelling(s) in accordance with Policy OSS4 (i) of the



**The following conditions of RR/2017/457/P require amended details to be agreed:**

12. No development above ground level shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, height, materials and type of boundary treatment to be erected.

Reason: To ensure a high-quality development taking account of the semi-rural characteristics of the locality in accordance with Policies OSS4 (iii) and EN3 of the Rother Local Plan Core Strategy.

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

Reason: in order that the development site is accessible by non-car modes and to meet the objectives of sustainable development in accordance with Policy TR3 of the Rother Local Plan Core Strategy.

**New Condition**

26. The full height doors on the garages hereby permitted are not approved. Before any doors are installed on the garages hereby permitted, and before the first occupation of any of the properties with garages, details of  $\frac{3}{4}$  height garage doors shall be submitted to and approved in writing by the Local Planning Authority. The garage doors shall be installed and thereafter retained in accordance with the approved details.

Reason: To prevent the garages being used solely as a storage facility and to strongly encourage them to be used for the parking of vehicles in order to avoid on-street parking and thus protect highway safety in accordance with Policies CO6 (ii) and TR4 (i) of the Rother Local Plan Core Strategy.

**Conditions 4, 5, 6, 7, 8, 9, 13, 14, 15, 16, 20 and 21 have been approved.**

**Condition 1 has been complied with.**

**Condition 3 has been complied with in part.**

**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.

(Councillor Mier declared a Personal Interest in this matter as he lived near the site and in accordance with the Members' Code of Conduct remained in the room during the consideration thereof).

PL22/82. **RR/2022/736/P - LEA FARM - LAND AT, PEASMARSH**

(9)

**DECISION: REFUSE (FULL PLANNING)**

**REASONS FOR REFUSAL:**

1. The proposed holiday let, in terms of size, design and siting, would be detrimental to the character and appearance of the locality creating a new urbanising feature in the open landscape. The proposed holiday let would be tantamount to the creation of a new dwelling in the countryside. The new building and glazing would cause harm to the protected dark night skies of the Area of Outstanding Natural Beauty and adjoining ancient woodland. The holiday let would cause harm to the landscape and scenic beauty of the Area of Outstanding Natural Beauty and it would not conserve the intrinsic value and locally distinctive rural character and landscape features of the countryside. It is contrary to Policies OSS4, RA2, RA3 and EN3 of the Rother Local Plan Core Strategy, Policies DEC2 and DEN2 of the Development and Site Allocations Local Plan, objectives S2 and S3 of the High Weald Management Plan and paragraphs 130 and 176 of the National Planning Policy Framework.
2. The proposed development would result in the creation of a holiday let on a site that is considered to be in an unsustainable location as future occupiers would be reliant on the use of private vehicles to access the site and local facilities. This would be contrary to Policy TR3 of the Rother Local Plan Core Strategy and paragraphs 8 and 105 of the National Planning Policy Framework.
3. The proposal would lead to increased traffic hazards on Church Street by reason of the inadequate visibility at the proposed access and would therefore be contrary to policies TR3 of the Rother Local Plan Core Strategy, Policy DHG12 of the Development and Site Allocations Local Plan and paragraph 111 of the National Planning Policy Framework.
4. In the absence of any ecology or biodiversity surveys, the potential impacts on ancient woodland and protected species – and whether such impacts can be avoided, mitigated or compensated – cannot be properly considered. It has not been demonstrated that it is unlikely that the development will have an adverse effect on the species and no biodiversity mitigation or enhancement proposals are presented. Therefore, the proposal would conflict with Policy EN5 of the Rother Local Plan Core Strategy and Policy DEN4 of the

Development and Site Allocations Local Plan and paragraph 180 of the National Planning Policy Framework.

**NATIONAL PLANNING POLICY FRAMEWORK:** In accordance with the requirements of the National Planning Policy Framework (paragraph 38) and with the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reasons for refusal, thereby allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied as part of a revised scheme.

PL22/83. **RR/2022/2230/P - QUARRIES, TICEHURST ROAD, HURST GREEN**

(10)

**DECISION: GRANT (FULL PLANNING)**

**CONDITIONS:**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
Reason: In accordance with section 91 of the Town and Country Planning Act 1990 (as amended by section 51 of the Planning and Compulsory Purchase Act 2004).
2. The development hereby permitted shall be carried out in accordance with the following approved plan:  
Site and Location Plans- 03 Rev C, dated January 2022  
Proposed Floor Plans and Elevations- 02 Rev B, dated January 2022  
Reason: For the avoidance of doubt and in the interests of proper planning.
3. No development above ground level shall take place until details of the materials to be used in the construction of the external surfaces of the dwelling hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.  
Reason: To ensure that the development reflects the character and/or appearance of the existing building and to preserve the visual amenities of the area in accordance with Policy OSS4(iii) of the Rother Local Plan Core Strategy and Policy HG9(ii) of the Rother Development and Site Allocations Local Plan.
4. No development above ground level of the site shall take place until hard and soft landscaping details have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.  
Reason: To enhance the appearance of the development, and to ensure the conservation and enhancement of the characteristics of the area and the High Weald Area of Outstanding Natural Beauty, in accordance with Policies OSS4 (iii), EN1 and EN3 of the Rother

Local Plan Core Strategy and Policies DEN1 and DEN2 of the Rother Development and Site Allocations Local Plan.

5. The dwelling hereby approved shall meet the requirement of no more than 110 litres/person/day water efficiency set out in Part 3 of Schedule 1 of the Building Regulations 2010 (as amended) for water usage. The dwelling hereby permitted shall not be occupied until evidence has been submitted to and approved in writing by the Local Planning Authority to demonstrate that the dwelling has been constructed to achieve water consumption of no more than 110 litres per person per day.

Reason: To ensure that the development is built to acceptable water efficiency standards in line with sustainability objectives and in accordance with Policy SRM2(v) of the Rother District Council Core Strategy 2014 and Policy DRM1 of the Rother Development and Site Allocations Local Plan.

6. Before occupation of the dwelling hereby approved, the siting and form of bins for the storage and recycling of refuse within the site (internally or externally), and a collection point, shall be submitted to and approved in writing by the Local Planning Authority and the approved details shall be implemented and thereafter continued, with all bins and containers available for use, maintained and replaced as need be.

Reason: To safeguard the visual amenities of the locality in accordance with Policies OSS4 (iii) and EN3 of the Rother Local Core Strategy and Policy DEN1 of the Rother Development and Site Allocations Local Plan.

7. The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the area in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependents.

Reason: To reserve suitable residential accommodation for persons employed locally in agriculture and to ensure that the need which led to the grant of permission remains satisfied in accordance with Policy RA3 (iii) (a) of the Rother Local Plan Core Strategy.

8. Before any works commence on site, including demolition or vegetation clearance, either of the following shall be provided to the Local Planning Authority:

a) a Nature Space Report or Certificate to demonstrate that the impacts of the development can be addressed through Rother Councils District Licence; or

b) further information in the form of eDNA or population assessments for the ponds within 500m of the development site in line with Natural England's Standing Advice, to rule out impacts to great crested newts and demonstrate how any impacts can be addressed through appropriate mitigation/compensation proposals. No development shall commence until these details have been approved and the development shall be undertaken in accordance with the approved details.

Reason: To ensure the protection of great crested newts and their habitats in line with Natural England Guidance, and in accordance

with Policy EN5 of the Rother Local Plan Core Strategy and Policy DEN4 of the Development and Site Allocations Local Plan.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any order revoking or re-enacting this Order with or without modification), no garages, building, structure or erection of any kind (including wall, fences or other means of enclosure) shall be erected and no caravan or mobile home shall be kept or stationed on the land.

Reason: To safeguard the visual character and appearance of the development and the area in accordance with Policy OSS4 (iii) of the Rother Local Plan Core Strategy.

10. The dwelling(s) hereby permitted shall not be occupied until it has/they have been constructed in accordance with Part M4(2) (accessible and adaptable dwellings) of Schedule 1 of the Building Regulations 2010 (as amended) for access to and use of buildings.

Reason: To ensure that an acceptable standard of access is provided to the dwelling(s) in accordance with Policy OSS4 (i) of the Rother Local Plan Core Strategy and Policy DHG4 of the Rother Development and Site Allocations Local Plan.

#### **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 advised that it is their responsibility to notify their Building Control Body (Local Authority or Approved Inspector) that conditions triggering the optional technical standards for Water Efficiency and Accessibility are attached to this planning permission and that development should be built accordingly. Enforcement action may be taken without further notice if the relevant standards are not achieved.

**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.

PL22/84. **RR/2022/1538/P - OAKLEIGH, 6 WOODLAND WAY, CROWHURST**

(11)

**DECISION: DEFERRED TO CONSULT EAST SUSSEX COUNTY COUNCIL ON THE SOIL MOVEMENT (INCLUDING IMPORTED SOIL) WHICH HAD ALREADY BEEN CARRIED OUT AND A FURTHER ASSESSMENT ON THE IMPACT OF LANDSCAPE CHANGES**

PL22/85. **PLANNING STATISTICS FOR THE QUARTER JULY – SEPTEMBER 2022 (2ND QTR) INCLUDING SUMMARY OF PLANNING STATISTICS FOR 2020-2023**

(12)

Consideration was given to the report of the Director – Place and Climate Change on the planning statistics for the quarter July to September 2022 which included a summary of planning statistics for 2020/23.

Improvements were being realised and the backlog of work was reducing which was testament to the hard work of officers, as well as the re-introduction of the pre-application advice service. Members were advised that there was a backlog within the Planning Inspectorate to determine appeals. However, as a result of the amount of applications being determined by the Council, it was anticipated that the number of lodged appeals would reduce.

Members would continue to be advised of the outcome of all appeal/enforcement cases.

Income was being realised through the Council's discretionary services e.g. Planning Performance Agreements.

Focus would continue to manage all cases and monitoring would be ongoing.

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

PL22/86. **APPEALS**

(13)

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

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

PL22/87. **TO NOTE THE DATE AND TIME FOR FUTURE SITE INSPECTIONS**

(14)

The next site inspection was scheduled to be held on Tuesday 13 December 2022 at 9:00am departing from the Town Hall, Bexhill.

**CHAIR**

The meeting closed at 1:43pm.