

COMMITTEE DATE:	20 th June 2019
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APPLICATION NO: RR/2019/454/P

ADDRESS: Olivers Printers, Eastwood Road, Bexhill

PROPOSAL: Variation of condition 2, 14, 15 and 17 imposed on RR/2018/2052/P to allow garden levels to be raised and retaining walls constructed around the gardens.

Correspondence from planning agent

'...our original intention was to utilise the existing external walls of the factory unit as the boundary wall to the development however, when the factory was demolished it became apparent that the walls that we intended to retain were unstable and would need to be taken down and replaced. The new walls that have been built along the western boundary i.e. to the flank of Plots 6 & 7 are to suit the approved levels of the road and footpaths in this part of the site. While the foundations have been cast along the northern boundary and part of the wall built in this area, these will be used to construct the boundary treatment to the current approved levels.

We can confirm that we have not commenced any of the additional walls to the rear of Plots 1-6 inc. to raise their garden levels and would not do so until we have certainty that the our application has been approved.

We would also confirm the following points regarding this application, these are points that may not be apparent to the Members of the Planning Committee when they visit the site:-

- 1. The application does not seek to vary any of the levels of the houses and patios, these all remain as approved under Planning Application's RR/2018/2052/P (Plots 1-13 inc.) and RR/2019/139/P (Plot 14).*
- 2. The revised remediation strategy, which has been agreed with the Council's Environmental Health Officer and formally approved by the issue of your letter dated 7th June 2019, will result in a significant reduction in traffic movements as it will not be necessary to carry out the reduced level excavations to allow for the import of the 600mm layer of certified topsoil to the rear gardens. This will effectively reduce the traffic movements for this element of the works by 50% as it will only be necessary to import the topsoil.*
- 3. The current proposal provides for a combined height of the boundary wall/fences to the western and northern boundary of 2.10m from the public footpath side which is an increase of 300mm on the current approved wall height of 1.80m. This is increased by a further 300mm by the introduction of a 300mm high trellis to the sections of the wall/fence that forms the boundary to the private gardens of Plots 10, 11 and 14.*
- 4. The boundary wall to The Drive is proposed to be built to a height of 2.10m from the existing level in the garden of The Drive, which again is 300mm higher than the height of the boundary wall as currently approved. The current proposal also includes a 300mm high trellis which will in effect make the overall height of the boundary wall/trellis 2.40m high when compared to the garden level in The Drive.*
- 5. Similarly, the proposed fencing to the southern boundary includes 600mm high trellis to give an over height of 2.40m along this boundary. Furthermore, there are varying*

distances between the proposed raised areas of the gardens at the boundary with the properties in Eastwood Road.

- 6. The proposed boundary treatments details were submitted following the meeting we had on site that was prompted by the objections raised by the residents of The Drive and 26 Eastwood Road.*

RECOMMENDATION: AS REPORT