

Rother District Council

Report to: Planning

Date: 16 December 2021

Title: Undetermined Major Planning Applications

Report of: Ben Hook, Director – Place and Climate Change

Ward(s): All

Purpose of Report: To update the Planning Committee

Officer

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

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- 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. Section 106 Obligation still under discussion regarding the review mechanism for affordable housing.
- RR/2018/3064/P Churchill Farm, The Street, Sedlescombe
Outline: Provision of access and access road to serve allocated sites 8 and 7, Churchill Farm and Gate Cottage, In the Sedlescombe Neighbourhood Plan.
- Status: The Applicant is in negotiation with the adjacent site (Gate Cottage, RR/2019/1332/P) regarding the proposals for a joint shared access, this has progressed but details still being finalised and re-consultations awaited.
- RR/2019/430/P Bexhill Leisure Centre, Down Road, Bexhill
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.
- Status: Delegated 17 December 2019 - Section 106 delayed by the Council needing to acquire ownership from East Sussex County Council, but Section 106 is being drafted. 3 - 4 months to decision.
- RR/2020/1044/P Churchfields Industrial Estate, Longrakespar Storage Land, Rye Harbour Road, Icklesham
Variation of Conditions 2, 6, 7, 8 & 9 imposed on RR/2017/2541/P to alter the external materials and ridge orientation, extend operating times within the building, increase number of shipments, alter landscaping details and install external floodlighting.

Status: The details of this application are still under discussion with consultees and pending additional information.

RR/2020/2148/P Rosecourt, London Road, Battle
Outline: Proposed redevelopment of Rosecourt to include the demolition of the existing property and provision of 10 No. dwellings (all matters reserved).

Status: Consultee comments still awaited.

RR/2020/565/P 11 Ellerslie Lane, Moleynes Mead - Land at, Bexhill
Redevelopment of land to provide 26 dwellings (8 x 4-bed 2 storey homes, 10 x 3-bed 2 storey homes, 4 x 2-bed 2 storey homes, 2 x 3-bed 1 storey homes, 1 x 2-bed maisonette, 1 x 1-bed maisonette) and associated new access roads, parking and external amenity areas.

Status: Delegated at Planning Committee to grant planning permission subject to conditions and the completion of a Section 106 agreement. The Section 106 is in the hands of the respective solicitors and is progressing.

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: Amended plans and affordable housing contribution agreed. No outstanding issues. Delegated report to be written soon.

RR/2021/1059/P North Bexhill Access Road - Land to South of, East of Ninfield, Ninfield Road, Bexhill
Outline: Erection of up to 32 dwellings (together with ancillary infrastructure) including structural landscaping, parking and circulation facilities. With the exception of 'means of access', all matters are reserved.

Status: Additional information requested from the Applicant.

RR/2021/1511/P Pippins - Land to the rear of, Main Street, Peasmarsch
Outline: Demolition of existing building and the erection of 29 dwellings (4 x 1 bedroom, 5 x 2 bedroom, 16 x 3 bedroom and 4 x 4 bedroom), together with 41% affordable housing provision, 7% self-build plots, attenuation basin, public amenity space and associated access, car parking and landscaping. All matters to be reserved with the exception of access, landscaping and layout.

Status: Concerns raised with the Applicant/Agent in respect of only part of the housing allocation coming forward, design issues and biodiversity not being satisfactorily addressed. Delegated report to be written soon.

- RR/2021/1608/P Former Ashwood Nursing Home, Heathfield Road, Burwash Common, Burwash
Demolition of existing buildings and redevelopment of site to provide 12 residential units, car parking, cycle and refuse facilities and associated works.
- Status: Delegated to grant planning permission 12 August 2021. Section 106 Planning Obligation sent out for signing w/c 29 November 2021.
- RR/2021/1656/P Fryatts Way - land at, Bexhill
Outline: Erection of up to 210 residential dwellings (including up to 30% affordable housing), introduction of structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation, vehicular access point and associated ancillary works. All matters to be reserved with the exception of the main site access.
- Status: The Applicant is addressing issues raised by consultees and their response is awaited
- RR/2021/1754/P North Trade Road - Land North of, Battle
Reserved matters relating to layout, appearance, landscaping and scale pursuant to outline permission RR/2018/2666/P for the erection of 20 dwellings including seven affordable with access onto North Trade Road.
- Status: Amendments and additional information awaited.
- RR/2021/1816/P London Road - Land off, Hurst Green
Erection of 36 dwellings (including affordable housing) with associated open space, access, parking (including community car park), drainage, landscaping and other associated works.
- Status: This relates to an area of countryside outside the existing development boundary. It is however (in part) a site the Parish Council has been looking at in relation to the intended Neighbourhood Plan. The Parish Council has indicated its support for the application. Most consultation responses have now been received. Holding objections received; particularly significant are those in respect of highways (Highways England) and drainage, (Lead Local Flood Authority (SuDS); also, objection received on Area of Outstanding Natural Beauty grounds from High Weald Unit. Negotiations being undertaken with applicants. The application is not yet ready for reporting for determination.
- RR/2021/2045/P Bridge Point, Rock Channel, Rye
Variation of condition 2 (approved plans) of planning approval RR/2019/789/P to allow minor amendments to elevation design.
- Status: Amended drawings to be submitted, the Applicant wishes to make changes to the scheme.

- RR/2021/2059/P Rye Golf Club, Camber Road, Camber
Construction of an irrigation reservoir to serve Rye Golf Club, together with associated engineering operations and landscaping.
- Status: Waiting for outstanding consultee responses (Environment Agency and County Ecologist). Further information likely to be required.
- RR/2021/2341/P Kilnwood Farm, Potmans Lane, Lunsford Cross, Catsfield
Construction of a Greener Grid Park comprising energy storage and grid balancing equipment, along with associated infrastructure, landscaping and access.
- Status: Case Officer has suggested that the application is withdrawn and resubmitted at a later with all relevant information due to objections from East Sussex County Council (ESCC) Archaeology and ESCC Highways Authority. Awaiting instruction from Agent.
- RR/2021/2403/P Barnhorn Road and Coneyburrow Lane - Land at junction of, Bexhill
Outline: Proposed new 49 dwellings with new access to the site from Coneyburrow Lane.
- Status: Relatively early stages of the application. Consultee responses awaited.
- RR/2021/2413/P Hillbury Field, High Street, Ticehurst
Variation of Condition 1 (approved plans) of approval RR/2019/2818/P to allow amendments to plots 7 and 8.
- Status: Outstanding application presently under consideration. A decision is anticipated in the near future.
- RR/2021/2545/P Watermill Lane - Land off, Bexhill
Outline: Erection of up to 80 residential dwellings (including 30% affordable housing), introduction of structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation, vehicular access point and associated ancillary works. All matters to be reserved with the exception of the main site access.
- Status: Relatively early stages of the application. Some consultee responses awaited. Councillor call in if recommending approval.
- RR/2021/2598/P Rother Valley Railway Northbridge Street, Robertsbridge to Junction Road, Bodiam. Salehurst/Robertsbridge, Ewhurst, Bodiam
Variation of Conditions 3, 5, 6, 7, 8, 9, 10, 11, 12, 15, 16, 19, 20, 26, 27, 28 & 29 imposed on RR/2014/1608/P as set out in the covering letter and appendix, so as to allow a phased approach to the development.

Status: This is an application to vary conditions imposed on the original planning permission. The conditions were as requested by statutory consultees at the time and each has been reconsulted as to whether the proposed variations would be acceptable. Most responses have been received. These are largely positive. Negotiations are being undertaken with applicants on outstanding matters. The application is not yet ready for reporting for determination.

RR/2021/2743/P Goddens Gill - Land at, Northiam
Variation of condition 2 imposed on RR/2019/2738/P to allow amended layout, elevational treatment and mix.

Status: A relatively recent application. Consultations are presently being carried out. The application is not yet ready for reporting for determination.

RR/2021/409/P Strand Meadow - Land to the south west of, Burwash
Reserved matters relating to residential development of 30 dwellings (outline permission RR/2017/582/P) (Conditions 1, 2 and 3) together with the discharge of conditions 7 (Foul and Surface Water Drainage), 8 (Parking and Turning of Vehicles), 9 & 10 (Archaeology), 13 (Levels) and 19 (Proposed Landscaping).

Status: Additional information awaited.

RR/2021/629/P Bachelors Bump - Land at, Winchelsea Road, Guestling
Variation of Conditions 2 & 9 imposed on RR/2018/2040/P to allow design changes to the previously approved house types, external material specifications in conjunction with the revised house design details and relocation of some parking areas.

Status: Amended plans agreed to be determined under delegated powers.

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		

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Appendices:	N/A
Relevant previous Minutes:	N/A
Background Papers:	N/A
Reference Documents:	N/A