

COMMITTEE DATE: 21 July 2022
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**APPLICATION NO: RR/2022/1246/P**

**Address: Mount View Street, Bexhill**

**Proposal: Hybrid planning application seeking full permission for erection of an inpatient mental health facility, landscaping, car parking and associated works (Phase 1); and, outline planning permission for an additional inpatient mental health facility and support facilities with all matters reserved (Phase 2)**

Following further discussions involving East Sussex County Council Highways, Environmental Health and the applicant, various amendments are proposed to the planning conditions and obligations.

The proposed development is considered to be acceptable subject to a Section 106 agreement requiring a Section 278 agreement for highway works (access onto Mount View Road, footway/cycleway, crossing points with refuge widening and bus infrastructure for north and southbound stops to include seating, shelters, RTPI, kerbing, layby and bus cage markings as shown on 70085140-DP-SK-04 rev PO8).

A planning obligation will be sought in respect of the Travel Plan, including an audit fee. Also for the sake of clarity, it is recommended that the extant obligations in the Section 106 agreement attached to the outline application (RR/2015/1760/P) will include a contribution towards an Employment and Skills Plan and Public Art for the current proposal.

Further information has been submitted in terms of noise assessment leading to the requirement for a differently worded planning condition.

The proposed recommendation is altered to reflect these planning obligations and the following amendments are made to the proposed conditions:

**Phase One – Grant (Full Planning Permission) with the following amendments to the recommended conditions and any resultant renumbering:**

Remove condition 6 – as a Road Safety Audit Stage 1 has been completed.

Addition of the following **PRE COMMENCEMENT CONDITIONS** –

The development shall not commence until technical details of the layout of the reconstructed access and details relating to footway/cycleway, bus stops, crossing points have been submitted to the Highway Authority and the development hereby permitted shall not be occupied until the construction of the access has been completed in accordance with the agreed specification as part of a s278 agreement.

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

Prior to commencement an Electric Vehicle charging strategy shall be submitted to the Local Planning Authority for approval and shall be installed ready for use prior to occupation.

Reason: In order that the development site is meet the objectives of sustainable development and carbon neutral objectives.

The development shall not be occupied until cycle parking areas have been provided in accordance with details which have been submitted to and approved in writing by the Planning Authority in consultation with the Highway 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.

Prior to the commencement of development details of the proposed surface water drainage to prevent the discharge of surface water from the proposed site onto the public highway and, similarly, to prevent the discharge of surface water from the highway onto the site shall be submitted to the Local Planning Authority for approval in consultation with the Highway Authority/Local Flood Authority.

Reason: To ensure the appropriate management of surface water on and adjacent to the highway and prevent an increased risk of flooding.

Amendment to the following pre-commencement condition to read as follows:

25 .The rating level ( $L_{Ar,Tr}$ ) of sound emitted from any fixed plant and/or machinery associated with the development hereby approved shall not exceed the plant rating level limits specified for the relevant daytime (07:00 to 23:00 hours) and night-time (23:00 to 07:00 hours) periods as set out in Table 2 of the addendum letter from WSP, '70087953-WSP-AC-PLA01-Addendum', dated 1 July 2022. All measurements and assessments shall be made in accordance with the methodology of BS 4142:2014+A1:2019 'Methods for rating and assessing industrial and commercial sound' and/or its subsequent amendments.

Reason: To protect the amenities of nearby residents and comply with Policy OSS4 of the Rother Local Plan Core Strategy 2014 and paragraphs 174 and 185 of the National Planning Policy Framework (2021).

Addition of the following **FIRST OCCUPATION CONDITIONS –**

The phases of development shall not be occupied until parking areas for their respective phases have been provided in accordance with the approved plans and the areas shall thereafter be retained for that use.

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

The proposed parking spaces shall measure at least 2.5m by 5m.

Reason: To provide adequate space for the parking of vehicles and to ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway.

**Inclusion** of a section 106 planning obligation to provide both a northbound and southbound bus stops as part of section 278 works.