

**PLANNING COMMITTEE**

24 May 2012

Minutes of the Planning Committee meeting held at the Town Hall, Bexhill-on-Sea on Thursday 24 May 2012 at 9:30am.

Committee Members present: B. Kentfield (Chairman), C.N. Ramus (Vice-Chairman), Mrs M.L. Barnes, J.J. Carroll, P.R. Douart, R.V. Elliston, Mrs J.P. Gadd, A.E. Ganly, Mrs J.M. Hughes (ex-officio), Mrs S.M. Prochak, S.H. Souster, D.W.L.M. Vereker, M.R. Watson and Mrs D.C. Williams.

Other Members present: Councillors Mrs B.A. George (in part) and R.H. Patten (in part).

Advisory Officers in attendance: Head of Planning, Development Manager, Major Applications and Appeals Officer, Development Management Team Leader, Planning Lawyer (in part), Principal Planning Officer (in part), Senior Planning Officer, Senior Communications Officer (in part) and Democratic Services Officer.

Also present: 1 member of the press and 16 members of the public.

---

PL12/5.      **MINUTES**

The Chairman was authorised to sign the minutes of meetings held on 12 April and 21 May 2012 as correct records of the proceedings.

**DECISIONS TAKEN UNDER DELEGATED POWERS**

PL12/6.      **PLANNING APPLICATIONS**  
(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 3 years from the date of the permission. In regard to outline permissions, reserved matters application for approval must be made within 3 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 3 years from the date of the grant of outline permission or, the expiration of 2 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 Head of Planning 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 or reported via the internal-only electronic notified 'D' system by means of providing further information for elected Members. This delegation also allows the Head of Planning 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 shown in Appendix A, attached.

PL12/7.  
(7.1)      **APPEALS**

Members noted the report on Appeals which had been lodged or dismissed since the Committee's last meeting, together with the list of High Court Challenges.

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

PL12/8.  
(7.2)      **PUBLICATION BY LOCAL PLANNING AUTHORITIES OF INFORMATION ABOUT THE HANDLING OF PLANNING APPLICATIONS TO 31 MARCH 2012 (DOE CIRCULAR 28/83).**

Members gave consideration to the report of the Director of Services on the performance of the Service over the quarter ending 31 March 2012.

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

PL12/9.  
(7.3)      **APPOINTMENT OF PLANNING URGENCY SUB-COMMITTEE**

**RESOLVED:** That Councillors B. Kentfield, Mrs J.P. Gadd and M.R. Watson be appointed to the Planning Urgency Sub-Committee for the ensuing municipal year with Councillors C.N. Ramus, D.W.L.M. Vereker and J.A. Lee as Substitute Members.

PL12/10.  
(8)      **DATE FOR SITE INSPECTIONS – Tuesday 19 June 2012 at 8:30am departing from the Town Hall, Bexhill.**

**CHAIRMAN**

The meeting closed at 12.30 pm.

pl120524cmt

---

RR/2012/451/P

EWHURST Handsel Farm, Junction Road

First floor side extension over existing garage to provide 2 bedrooms and a bathroom

---

Statutory 8 week date: 25 April 2012

---

**DECISION: REFUSE (FULL PLANNING)**

---

**REASONS FOR REFUSAL**

1. The property lies in the countryside in the High Weald Area of Outstanding Natural Beauty (AONB). It is outside any settlement development boundary identified in the Local Plan (Policy DS3). The dwelling is the subject of an agricultural occupancy restriction, to reserve suitable residential accommodation for persons employed locally in agriculture and to ensure that the need which led to the grant of planning permission remains satisfied. The proposed development, if permitted, would result in a dwelling whose size would exceed what could be justified by the established functional requirement of this agricultural dwelling and furthermore, would affect the continued viability of maintaining the property for its intended use. In the absence of any overriding justification for the development the proposal would be contrary to Policy DS4 and GD1 (v) of the Local Plan and Policies RA2 (i), RA3 and OSS5 of the Rother District Council Proposed Submission Core Strategy and would be detrimental to the character and appearance of the AONB countryside.

[View application/correspondence](#)

---

RR/2012/558/P

EWHURST Wattle Hill Oast, Beacon Lane

Revisions to extension permitted by RR/2008/270/P, weatherboarding and external staircase to pool building

---

Statutory 8 week date: 8 May 2012

---

**DECISION: GRANT (FULL PLANNING) DELEGATED (CLARIFICATION ON THE LENGTH OF THE OUTSHOT WHICH IS CURRENTLY USED AS A GYM/CLARIFICATION ON THE ALLEGED ENCROACHMENT OF THE APPLICATION SITE ON ADJOINING LAND)**

---

## CONDITIONS

1. The development is hereby permitted in accordance with the following approved drawings:

- 651/12/01, dated 02.12;
- 651/12/02, dated 02.12;
- 651/12/03, dated 02.12;
- 651/12/04 (amended), dated 05.12; and
- 651/12/05 (amended), dated 11.5.12.

Reason: For the avoidance of doubt and in the interests of proper planning, as advised in the CLG guidance 'Greater Flexibility for Planning Permissions'.

**REASONS FOR GRANTING PERMISSION:** The external appearance of the building is considered to be acceptable, as it does not harm the landscape and scenic beauty of the High Weald AONB. The development therefore complies with paragraphs 56 to 58 & 115 of the NPPF, Policy C3 of the South East Plan, Policies DS1 & GD1 of the Rother District Local Plan and policies OSS5, EN1 and EN3 of the Proposed Submission Core Strategy.

(Councillor Ganly declared a personal and prejudicial interest in this matter by virtue of the fact that he has socialised with several objectors to this application and in accordance with the Members' Code of Conduct left the room during consideration thereof).

(Councillor Mrs Williams declared a personal interest in this matter in so far as she was an acquaintance of one of the objectors and in accordance with the Members' Code of Conduct remained in the room during the consideration thereof).

[View application/correspondence](#)

---

---

**RR/2012/716/P**

**SEDLSCOMBE Garages to rear of East View Terrace**

**Demolition of existing garages and erection of 3 no. flats (in a single block), 4 no. 2 bedroom semi-detached houses and 1 no. 2 bedroom wheelchair adaptable bungalow**

---

**Statutory 8 week date: 28 May 2012**

---

**DECISION: GRANT (FULL PLANNING) DELEGATED (TO HEAD OF PLANNING FOR COMPLETION OF SECTION 106 AGREEMENT).**

---

## CONDITIONS

1. The development hereby permitted shall be begun before the expiration of 3 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 plans:  
Drawing no. 001, dated Feb 2011;  
Drawing no. PL/2407/102 Rev. C, dated 28.02.12;  
Drawing no. PL/2407/11/110 Rev. B, dated 14.02.12;  
Drawing nos. PL/2407/11/108A, 112, 114 and 116, dated June 2011;  
'Design & Access Statement' dated March 2012;  
Arboricultural Report by The Mayhew Consultancy, dated August 2011; and  
Ecological Appraisal by The Mayhew Consultancy, dated March 2012.  
Reason: For the avoidance of doubt and in the interests of proper planning, as advised in the CLG guidance 'Greater Flexibility for Planning Permissions'.
  
3. No development shall take place until samples/details of the materials to be used in the construction of the external surfaces of the dwellings 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 buildings and to preserve the visual amenities of the area in accordance with Policies GD1 (iv) & (v) of the Rother District Local Plan and Policy OSS5 of the Proposed Submission Core Strategy.
  
4. No development shall take place on any part of the site until the soft landscaping details, including planting around the parking bays to flats 26-32 and 45-51 East View Terrace, have been submitted to and approved by the local planning authority, which shall include:
  - a. indications of all existing trees and hedgerows on the land including details of those to be retained, together with measures for their protection in the course of development;
  - b. planting plans;
  - c. written specifications (including cultivation and other operations associated with plant and grass establishment);
  - d. schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and
  - e. implementation programme.
Reason: To enhance the appearance of the development and to ensure that the proposed development does not prejudice the appearance of the locality within the High Weald AONB in accordance with Policy GD1 (iv) and (v) of the Rother District Local Plan and Policies OSS5 and EN1 of the Proposed Submission Core Strategy.
  
5. In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs **(a)** and **(b)** below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.
  - (a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard [3998 (Tree Work).
  - (b) If any retained tree is removed, uprooted, destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

- (c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.
- (d) No fire shall be lit within 10 metres from the outside of the crown spread of any tree which is to be retained.

Reason: To ensure that tree(s) are not damaged or otherwise adversely affected by building operations and soil compaction and safeguard the characteristics of the locality in accordance with Policy GD1(iv), (v) and (vii) of the Rother District Local Plan and Policies EN1 and EN5.

- 6. No development shall take place until details for a screen fence/wall along the rear edge of parking bay nos.26-30, to the west side of flats 45-51 East View Terrace have been submitted to and approved in writing by the local planning authority. The screen fence/wall shall be constructed prior to occupation of any dwelling hereby approved and maintained thereafter in accordance with the approved details.

Reason: To protect the residential amenities of the occupiers of flats 45-51 East View Terrace in accordance with Policy GD1 (ii) of the Rother District Local Plan and Policy OSS5 (ii) of the Proposed Submission Core Strategy.

- 7. No development shall commence until a scheme for the provision of foul and surface water drainage works has been submitted to and approved in writing by the local planning authority and none of the dwellings shall be occupied until the drainage works to serve the development have been provided in accordance with the approved details.

Reason: To ensure the satisfactory drainage of the site and to prevent water pollution in accordance with Policy GD1 (x) of the Rother District Local Plan.

- 8. The new access to the replacement parking area shall be in the position shown on the submitted plan drawing no. PL/2407/102 Rev. C, dated 28.02.12, and laid out and constructed in accordance with the attached HT407 diagram and notes. All works shall be completed in accordance with the plan, diagram and notes.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway in accordance with Policy GD1 (iii) of the Rother District Local Plan.

- 9. During any form of earthworks and/or excavations that are carried out as part of the development, suitable vehicle wheel washing equipment should be provided within the site, in accordance with details first approved in writing by the local planning authority.

Reason: To prevent contamination and damage to the adjacent roads, in the interests of highway safety and for the benefit and convenience of the public at large having regard to Policy GD1 (ii) and (iii) of the Rother District Local Plan.

- 10. No dwelling hereby approved shall be occupied until space has been laid out within the site in accordance with the approved plan drawing no. PL/2407/102 Rev. C, dated 28.02.12, for the parking and turning of vehicles and it shall thereafter be retained for those purposes only.

Reason: To provide on-site parking/turning and thereby ensure that the proposed development does not prejudice the free flow of traffic or conditions of general safety along the highway in accordance with Policy GD1(iii) of the Rother District Local Plan.

Notes:

- (i) This permission is the subject of an obligation under Section 106 of the Town and Country Planning Act 1990.
- (ii) This planning permission does not authorise any interference with animals, birds, marine life, plants, fauna and habitats in contravention of the requirements of the Wildlife and Countryside Act 1981, the Countryside and Rights of Way Act 2000 (CROW) and other legislation. Further advice on the requirements of these Acts is available from Natural England, Sussex and Surrey Team, Phoenix House, 33 North Street, Lewes, East Sussex BN7 2PH.

**REASONS FOR GRANTING PERMISSION:** The proposed redevelopment of this Brownfield site, located within the development boundary for Sedlescombe, providing a mix of housing size and type to meet identified local housing need, is considered to be of an acceptable size, design and layout. Provisions for replacement parking facilities are also considered acceptable in terms of their numbers and siting. As such the proposals are not considered to be detrimental to the character or appearance of the locality or to the residential amenities of the area and the scheme therefore complies with Policies DS1, DS2 (i) & (v), GD1, HG4, TR2 and TR3 of the Rother District Local Plan and Policies OSS1, OSS4, OSS5, RA1, LHN1, EN1 and EN3 of the Proposed Submission Core Strategy.

[View application/correspondence](#)

---

**RR/2012/171/P**

**PETT Glen Cottage, Marsham Brook Lane, Pett Level**

**Proposed demolition of existing bungalow and erection of new chalet bungalow**

---

**Statutory 8 week date: 21 May 2012**

---

**DECISION: GRANT (FULL PLANNING)**

---

**CONDITIONS**

- 1. The development hereby permitted shall be begun before the expiration of 3 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 plans:  
Amended drawing no. 12/408/A, dated Jan 2012.  
Flood Risk Assessment, Revision B, by BDR and dated 13 March 2012.

Reason: For the avoidance of doubt and in the interests of proper planning, as advised in the CLG guidance 'Greater Flexibility for Planning Permissions'.

3. Notwithstanding the materials detailed in the application, no development shall take place until details/samples 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 buildings and to preserve the visual amenities of the area in accordance with Policies GD1 (iv) and HG10 (i) of the Rother District Local Plan.

4. No development shall take place until a surface water drainage system has been submitted to and approved in writing by the local planning authority to serve the whole development. Such details shall include details for the permeable surface to the driveway/hardstanding areas. The means of surface water disposal should use sustainable drainage techniques. The dwelling shall not be occupied until the drainage system has been provided in accordance with the approved details and thereafter no change from the approved arrangements shall be made without the written agreement of the local planning authority.

Reason: To prevent an increased risk of flooding on site and elsewhere in accordance with Policies DS1 (xi) and GD1(x) & (xv) of the Rother District Local Plan and Chapter 10 of the NPPF and its associated Technical Guidance.

5. No part of the ground floor of the dwelling hereby permitted, shall be designed as, or used at any time for sleeping accommodation.

Reason: To minimise the risk to life of occupants in accordance with Policies DS1 (xi) and GD1 (xv) of the Rother District Local Plan and Chapter 10 of the NPPF and its associated Technical Guidance.

6. As designed, the dwelling shall be constructed with a sub-floor void to allow the free passage of flood water beneath the habitable area, as set out on approved drawing no. 12/408/A, dated Jan 2012. The sub-floor voids shall thereafter be maintained for that purpose only and shall not be in-filled or utilised for any other purpose.

Reason: To minimise loss of flood storage and avoid displacement of floodwater, thereby preventing an increased risk of flooding to adjacent property, in accordance with Policies DS1 (xi) and GD1 (xv) of the Rother District Local Plan and Chapter 10 of the NPPF and its associated Technical Guidance.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking and re-enacting that order with or without modification), no extensions or alterations, as defined within classes A-F of Part 1 of the Schedule 2 of the order, shall be carried out on the site otherwise than in accordance with a planning permission granted by the local planning authority.

Reason: To ensure appropriate development of the site, preservation of the amenities of the area and to give proper consideration to any potential increase in flood risk, in accordance with Policies DS1(xi) and GD1(ii), (iv) & (xv) of the Rother District Local Plan and having regard to Chapter 10 of the NPPF and its associated Technical Guidance.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking and



re-enacting that Order with or without modification), no windows or other openings (other than those expressly authorised by this permission) shall be inserted into the side elevations or roof slopes.

Reason: To preclude any increase in overlooking and thereby protect the residential amenities of the neighbouring occupiers in accordance with Policy GD1 (ii) of the Rother District Local Plan.

**REASONS FOR GRANTING PERMISSION:** The proposed replacement dwelling as now designed and detailed is considered to be of an acceptable size, design and appearance that complies with the requirements for development in the flood zone, and which will not have a detrimental effect on the character, appearance or residential amenities of the area. As such the proposal accords with policies HG10 and GD1 of the Rother District Local Plan, Policies RA3 and OSS5 of the Proposed Submission Core Strategy and Chapter 10 of the NPPF.

(Councillor Mrs Prochak declared a personal interest in this matter in so far as her husband is Chairman of the local CPRE and in accordance with the Members' Code of Conduct remained in the room during consideration thereof).

[View application/correspondence](#)

---

**RR/2012/759/P**

**PETT Pine Trees, Pett Level Road**

**Erection of 3 detached houses together with garages and associated paved access road**

---

**Statutory 8 week date: 5 June 2012**

---

**DECISION:    GRANT    (FULL PLANNING)**

---

## **CONDITIONS**

1. The permission hereby granted must be implemented within a period of 3 years from the date of this decision.  
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 shall be carried out in accordance with the following approved drawings:  
3278-010A, Site Survey as Existing, August 2011;  
021D, Proposed Site Plan and Location Plan, January 2012;  
3278-022B, Proposed Site Sections/Elevations, January 2012 ;  
3278-025A, Plot – 1 Proposed Plans, Elevations and Section, January 2012;  
3278-026A, Plot – 2 Proposed Plans, Elevations and Section, January 2012;  
3278-027A, Plot – 3 Proposed Plans, Elevations and Section, January 2012;  
3278-030A, Proposed Garages Plots 1 & 2, January 2012; and  
3278-031A, Proposed Garage 3 & 4, January 2012.  
Reason: For the avoidance of doubt and in the interests of proper planning, as advised in the CLG guidance 'Greater Flexibility for Planning Permissions'.

3. No development shall take place until details/samples of the materials to be used in the construction of the external surfaces of the buildings 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 Policies GD1 (iv) & (v) of the Rother District Local Plan.
  
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any other order revoking and re-enacting that 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 locality in accordance with Policy GD1 (iv) of the Rother District Local Plan.
  
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking and re-enacting that Order with or without modification), no windows or other openings (other than those expressly authorised by this permission) shall be inserted into the north-western roof slope of Plot 1.  
Reason: To preclude overlooking and therefore protect the residential amenities of the neighbouring occupiers in accordance with Policy GD1 (ii) of the Rother District Local Plan.
  
6. No development shall take place on any part of the site until the hard landscaping details for that part of the site have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include:
  - a. proposed finished levels or contours;
  - b. means of enclosure; and
  - c. hard surfacing materials.
 Reason: To enhance the appearance of the development in accordance with Policy GD1 (iv) of the Rother District Local Plan.
  
7. No development shall take place on any part of the site until the soft landscaping details (for that part of the site) have been submitted to and approved by the local planning authority, which shall include:
  - a. indications of all existing trees and hedgerows on the land including details of those to be retained, together with measures for their protection in the course of development;
  - b. planting plans;
  - c. written specifications (including cultivation and other operations associated with plant and grass establishment);
  - d. schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and
  - e. implementation programme.
 Reason: To enhance the appearance of the development in accordance with Policy GD1 (iv) of the Rother District Local Plan.
  
8. If within a period of 5 years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted, destroyed or dies, (or becomes, in the opinion of the local planning authority, seriously damaged or defective) another tree of the same species and size as that originally planted

shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason: To enhance the appearance of the development in accordance with Policy GD1 (iv) of the Rother District Local Plan.

9. The measures for protecting biodiversity during construction set out in section 7.0 of the Preliminary Ecological Appraisal (ref. ER/10411, August 2011) shall be implemented. Details of the measures for increasing biodiversity, set out in section 8.0 (bird and bat boxes, wild areas and standing water) shall be submitted to and approved in writing by the local planning authority prior to occupation of the dwellings. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the development protects habitats of ecological value in accordance with Policy GD1 (vii) of the Rother District Local Plan.

10. No development shall commence until a scheme for the provision of foul and surface water drainage works has been submitted to and approved in writing by the local planning authority and none of the dwellings shall be occupied until the drainage works to serve the development have been provided in accordance with the approved details.

Reason: To ensure the satisfactory drainage of the site and to prevent water pollution in accordance with Policy GD1(x) of the Rother District Local Plan.

11. The altered access shall be in the position shown on the submitted plan [number 3278-021 D] and laid out and constructed in accordance with the attached HT407 diagram and all works undertaken shall be executed and completed by the applicant to the satisfaction of the local planning authority prior to commencement of the development hereby permitted.

Reason: To ensure adequate access arrangements in the interests of highway safety having regard to Policy GD1 (iii) of the Rother District Local Plan.

12. The access shall not be used until the areas shown hatched green on the attached plan are cleared of all obstructions exceeding 800mm in height and kept clear thereafter.

Reason: To ensure adequate access arrangements in the interests of highway safety having regard to Policy GD1 (iii) of the Rother District Local Plan.

13. The development shall not be occupied until parking and turning areas have been provided in accordance with the approved plans and the areas shall thereafter be retained for those uses and shall not be used other than for the parking or turning of motor vehicles.

Reason: To ensure adequate off-street parking and turning arrangements in the interest of highway safety and in accordance with Policy TR3 of the Rother District Local Plan.

14. During any form of earthworks and/or excavations that are carried out as part of the development, suitable vehicle wheel washing equipment should be provided within the site, to the approval of the local planning authority, to prevent contamination and damage to the adjacent roads.

Reason: In the interests of highway safety and for the benefit and convenience of the public at large having regard to Policy GD1 (iii) & (iv) of the Rother District Local Plan.

15. Before occupation of the buildings hereby permitted commences, details of the siting and form of a collection point for waste bins and recycling containers shall be submitted to and approved in writing by the local planning authority and the approved details shall be implemented and thereafter permanently retained. Apart from for collection, waste bins and recycling containers shall be stored (either externally or internally) within the curtilage of each dwelling.  
Reason: To protect the residential amenities of the locality in accordance with Policy GD1 (ii) & (iv) of the Rother District Local Plan.

**REASONS FOR GRANTING PERMISSION:** The proposal accords with Policies GD1 and HG4 of the adopted Rother District Local Plan and with Policies OSS3 and OSS4 of the Submission Core Strategy.

(Councillor Mrs Prochak declared a personal interest in this matter in so far as her husband is Chairman of the local CPRE and in accordance with the Members' Code of Conduct remained in the room during consideration thereof).

[View application/correspondence](#)

---

---

**RR/2012/760/P**

**PETT Pine Trees, Pett Level Road**

**Extensions and Alterations to Existing Detached Dwelling**

---

**Statutory 8 week date: 5 June 2012**

---

**DECISION:    GRANT    (FULL PLANNING)**

---

### **CONDITIONS**

1. The permission hereby granted must be implemented within a period of 3 years from the date of this decision.  
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 shall be carried out in accordance with the following approved drawings:  
3278-100/A, Existing chalet bungalow, January 2012;  
3278-101/A, Proposed floor plans and elevations, January 2012;  
3278-105/A, Site survey, January 2012; and  
3278-110/A, Site & location plan, January 2012.  
Reason: For the avoidance of doubt and in the interests of proper planning, as advised in the CLG guidance 'Greater Flexibility for Planning Permissions'.
3. No development shall take place until details/samples of the materials to be used in the construction of the external surfaces of the extensions 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 Policies GD1 (iv) & (v) of the Rother District Local Plan.

**REASONS FOR GRANTING PERMISSION:** The proposal improves an existing dwelling with well-designed extensions and alterations and accords with Policies GD1 and HG4 of the adopted Rother District Local Plan and Policy OSS5 of the Proposed Submission Core Strategy.

[View application/correspondence](#)

---

---

**RR/2011/1726/P**

**BEXHILL Ravenside Retail Park, Unit 10, Ocean Bowl**

**Demolition of the existing unit 10 and the erection of a class A1 retail unit**

---

**Statutory 13 week date: 2 December 2011**

---

**DECISION:    GRANT (FULL PLANNING) DELEGATED (HEAD OF PLANNING SUBJECT TO COMPLETION OF A S106 AGREEMENT)**

---

#### **CONDITIONS**

1. The development hereby permitted shall be begun before the expiration of 3 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 plans:  
Amended drawing no. 0310, rev.G, dated 40-01-12;  
Amended drawing no. 0302, rev.F, dated 30-01-12;  
Drawing no. 0301, dated July 2011; and  
Design & Access Statement, dated July 2011.  
Reason: For the avoidance of doubt and in the interests of proper planning, as advised in the CLG guidance 'Greater Flexibility for Planning Permissions'.
3. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building 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 buildings and to preserve the visual amenities of the area in accordance with Policy GD1 (iv) of the Rother District Local Plan.
4. No development shall commence until a scheme for the provision of foul and surface water drainage works, to include the insertion of grease-traps to the kitchen drainage facilities, has been submitted to and approved in writing by the local planning authority and the building shall not be occupied until the drainage

works to serve the development have been provided in accordance with the approved details.

Reason: To ensure the satisfactory drainage of the site and to prevent water pollution and surface water flooding in accordance with Policy GD1 (x) of the Rother District Local Plan.

5. No development shall take place until evidence that the development is registered with a BREEAM certification body and a pre-assessment report (or design stage certificate with interim rating if available) has been submitted indicating that the development can achieve the stipulated final BREEAM level. The building hereby approved shall not be occupied until a final Certificate has been issued certifying that BREEAM (or such equivalent national measure of sustainable building which replaces that scheme) rating of at least "very good" has been achieved for this development.

Reason: To ensure that a sustainable building is constructed that recognises the need to adapt to climate change and reduces environmental impacts and energy use, in accordance with Policy SRM1 of the Proposed Submission Core Strategy and paragraph 7 of the NPPF.

6. Before the use hereby permitted commences, a scheme for the insulation of all plant and machinery against the transmission of sound and/or vibration shall be submitted to and approved in writing by the local planning authority and the insulation works shall be completed prior to operation of the plant and machinery. The insulation shall thereafter be maintained in accordance with the approved details.

Reason: To protect the residential and other amenities of the locality in accordance with Policy GD1 (ii) of the Rother District Local Plan.

7. Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 1987 (as amended), the retail food floorspace shall not exceed 743 square metres as specified in the application.

Reason: The retail impact of the proposed development has been assessed and the proposed scheme approved on this basis. The local planning authority will need to assess the impact of any increase in floorspace for the sale of food.

8. Prior to occupation of the building hereby approved, a Car Park Management Plan shall be submitted to and approved in writing by the local planning authority. The Plan shall include measures for monitoring and review of the car parking situation at intervals of 1 month, 3 months and 6 months after trading has commenced at the store. Thereafter such reviews shall be submitted to and approved in writing by the local planning authority and shall include details of any measures required to ameliorate any car parking problems and a timescale for their implementation.

Reason: To ensure that the proposed development does not prejudice the free flow of traffic or conditions of general safety along the highway, A259, in accordance with Policy GD1 (iii) of the Rother District Local Plan and Policy TR4 of the Core Strategy.

9. Prior to the commencement of development, a management plan shall be submitted to and approved in writing by the local planning authority in respect of routes for access and egress to the site for construction traffic and associated deliveries both outside and within the site. As part of that plan, there shall be no access to or egress from the site for construction traffic between the hours of 8.00 to 9.00 in the morning and 17.00 to 18.00 in the evening, Monday to Friday and not at all on Saturdays, Sundays and Bank Holidays.

Reason: To ensure that the proposed development does not prejudice the free flow of traffic or availability of parking spaces within the car park, does not prejudice the free flow of traffic or conditions of general safety along the highway, A259, and to protect the residential amenities of properties in the surrounding area, in accordance with Policy GD1 (ii) and (iii) of the Rother District Local Plan.

10. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority), shall be carried out until a method statement detailing how the unsuspected contamination shall be dealt with has been submitted to and approved in writing by the local planning authority and the works shall be completed in accordance with the approved method statement. To this end, the recommendations made in the Desk Study and Ground Investigation Interpretive Report dated February 2011 by Mouchel, and submitted with the application, shall be implemented.

Reason: To address the risk to human health and ensure that any contamination identified during the demolition and construction phases of the development is fully characterised and assessed, thereby having regard to Policy GD1 (xiii) of the Rother District Local Plan.

Notes:

- (i) This permission is the subject of an obligation under Section 106 of the Town and Country Planning Act 1990.
- (ii). The applicant is reminded of the need to undertake any works in accordance with the safety advice of Southern Gas Networks, as outlined in their letter of 12 September 2011.
- (iii). The applicant is reminded that a formal application for connection to the public sewerage system is required in order to service this development, as set out in the letter from Southern Water (ATKINS) dated 21 September 2011.

**REASONS FOR GRANTING PERMISSION:** The proposed demolition of the bowling alley and redevelopment of the site with an A1 retail unit is considered to be appropriate in this location, having regard to its size and design and other impacts. The loss of the bowling alley, impacts upon the highway situation and upon the town centre have been carefully considered and subject to appropriate mitigation provided by the Section 106 Obligation and compliance with conditions attached to the permission, the development is considered to comply with Policies DS1, GD1, GD2, CF2, TR2, TR3, EM14, BX1, BX5, BX6 and BX9 of the Rother District Local Plan, emerging Policies BX1, BX2, CO3, EC7, TR1, TR3 and TR4 of the Proposed Submission Core Strategy and the NPPF.

(Councillor Souster declared a personal interest in this matter in so far as he is a Member of the Labour Party that has submitted a petition on the application, albeit he wished it be known he is unassociated with the Bexhill and Battle Branch and in accordance with the Members' Code of Conduct remained in the room during consideration thereof).

(Councillor Watson declared a personal interest in this matter in so far as he is a Member of the Bexhill and Battle Labour Party that has submitted a petition on the application and in accordance with the Members' Code of Conduct remained in the room during the consideration thereof).

[View application/correspondence](#)

---

---

RR/2012/348/P

BEXHILL 126 Ninfield Road

Residential development at 126-130 Ninfield Road,  
Bexhill

---

Statutory 8 week date: 9 April 2012

---

**DECISION: GRANT (OUTLINE PLANNING)**

---

### CONDITIONS

1. Before any part of the development hereby approved is commenced approval of the details of the access, appearance, landscaping, layout and scale of the site, (hereinafter called "the reserved matters"), shall be obtained from the local planning authority in writing.  
Reason: In accordance with the requirements of Article 4 of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).
2. Plans and particulars of the reserved matters referred to in condition 1 above shall be submitted in writing to the local planning authority and shall be carried out as approved.  
Reason: In accordance with the requirements of Article 4 of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).
3. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of 3 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).
4. The development hereby permitted shall be begun either before the expiration of 3 years from the date of this permission, or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.  
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).
5. A further badger survey including any mitigation measures should accompany any reserved matters application submitted.  
Reason: In order to safeguard protected species on the site having regard to Policy GD1(vii) of the Rother District Local Plan and the provisions of The Protection of Badgers Act 1992 as the presence of badgers on site cannot be positively discounted given the findings of the accompanying badger survey.

**Note:**

This outline permission does not authorise works which may affect a badger sett which would separately require a licence from Natural England.



**REASONS FOR GRANTING PERMISSION:** The plot is adequate in size to be subdivided to create 2 plots which would provide adequate amenity space while reflecting the established character of the locality. The proposed dwellings can be sited and designed to ensure that they will not cause demonstrable harm to the residential amenities of neighbouring properties. As such the proposal complies with Policies (i), (ii), (iii) & (iv) of the Rother District Local Plan, and Policy OSS5 of the Rother District Council Proposed Submission Core Strategy.

[View application/correspondence](#)

---

**RR/2012/807/T**

**BEXHILL 7 Kewhurst Avenue**

**1 x sycamore – Lift crown by up to 5m above ground level; thin crown by 25%; remove dead wood.**

---

**Statutory 8 week date: 12 June 2012**

---

**DECISION: GRANT CONSENT**

**One sycamore at 7 Kewhurst Avenue, Bexhill - Lift crown by up to 5m above ground level; thin crown by 25%; remove dead wood.**

---

**CONDITIONS**

1. Work to be carried out in accordance with BS3998 Recommendations for Tree Work 2010.

**REASONS FOR GRANTING PERMISSION:** This work will retain the natural shape of the tree and so as to not affect its amenity value or be detrimental to its condition.

[View application/correspondence](#)

---

**RR/2012/689/P**

**BATTLE High Views, Green Acres Farm, Loose Lane**

**Change of use from agricultural land (indicated as Area B) to allow siting of mobile home (re-sited from Area A the subject of appeal decision – RR/2010/2131/P) including engineering works to level Area B. Provision of utility & storage sheds & children’s playhouse on Area A and B. Provision of fencing around Area B to match that existing around Area A.**

---

**Statutory 8 week date: 23 May 2012**

---

**DECISION: GRANT (FULL PLANNING)**

---

## CONDITIONS

1. The site shall not be occupied by any persons other than gypsies and travellers as defined in Annex 1: Glossary to 'Planning Policy for Traveller Sites' (Communities and Local Government – March 2012).  
Reason: To accord with the previous appeal decision and Policy HG6 of the Rother District Local Plan.
2. There shall be no more than 2 pitches on the site outlined in red on the approved plan (Sheet 002 (P) and on each of the 2 pitches hereby approved no more than 1 static caravan shall be stationed at any time.  
Reason: To accord with the previous appeal decision and Policy HG6 of the Rother District Local Plan.
3. Any material change to the position of either static caravan, or replacement by another mobile home in a different location to that shown on drawing no. Sheet 002 (P), shall only take place in accordance with details submitted to and approved in writing by the local planning authority.  
Reason: To accord with the previous appeal decision and Policies GD1 and HG6 of the Rother District Local Plan.
4. No commercial activities shall take place on the land, including the storage of materials.  
Reason: To accord with the previous appeal decision and Policies GD1 and HG6 of the Rother District Local Plan.
5. No vehicle over 3.5 tonnes shall be stationed, parked or stored on this site.  
Reason: To accord with the previous appeal decision and Policies GD1 and HG6 of the Rother District Local Plan.
6. The development hereby permitted shall be carried out in accordance with the following approved plans:
  - Site location plan: drawing no. Sheet 001 (P);
  - Site layout plan: drawing no. Sheet 002 (P);
  - Photographs: drawing no. Sheet 003 (P);
  - Photographs: drawing no. Sheet 004 (P); and
  - Cut and fill detail: drawing no. Sheet 005 (P)Reason: For the avoidance of doubt and in the interests of proper planning, as advised in the CLG guidance 'Greater Flexibility for Planning Permissions'.

**REASONS FOR GRANTING PERMISSION:** Planning permission has been granted on appeal for 2 gypsy caravans at High Views (RDC reference RR/2010/2131/P and Planning Inspectorate references APP/U1430/C/11/2147502 and 2147503 and APP/U1430/A/11/2147500). The appeal decision is a material planning consideration in the determination of the current planning application.

It has been established that the applicants fall within planning definition of Gypsies and Travellers. This current application is retrospective and seeks planning permission to enlarge the site area and reposition one of the caravans. There would still be 2 caravans on the land, albeit on an enlarged site.

The principal issue is the impact on the AONB landscape. The Planning Inspector's comments and the previous appeal decision are material considerations in the determination of the current application. In this respect, it remains the case that any

actual visual harm to the AONB caused by the development is limited and the development does not compromise the objectives of AONB designation.

The local planning authority has also considered the ancillary developments contained in the application (the levelling of the ground, the fences and the garden sheds/stores etc.); these would have limited impact on the countryside and would also be acceptable in the circumstances.

The application accords with the comments contained in the previous appeal decision letter, Government advice contained in 'Planning for traveller sites', and Policies GD1 and HG6 of the Rother District Local Plan.

[View application/correspondence](#)

---

**RR/2012/750/P &  
RR/2012/751/L**

**CATSFIELD The Stables, Broomham Barn**

**Conversion of existing Victorian era stable into a single residential dwelling. Alteration to the existing access to Broomham Barn and re-instatement of the existing access to Broomham House**

---

**Statutory 8 week date: 31 May 2012**

---

**DECISION:**

**RR/2012/750/P: REFUSE (FULL PLANNING)**

---

**REASONS FOR REFUSAL**

1. The site is within countryside that forms part of the High Weald Area of Outstanding Natural Beauty and is within a location where new residential development is not normally allowed unless it is essential to a rural enterprise or satisfies other policy criteria, such as the criteria for the change of use and conversion of redundant rural buildings. The equestrian stable building is a traditional building that complements the setting of the listed farmhouse and listed barn and makes a valuable contribution to the rural scene. However, the proposal does not meet the policy criteria for residential conversions. It has not been satisfactorily demonstrated that a change of use to a separate dwelling is the only means of retaining the building. Development plan policies and national policies indicate that the change of use of appropriate rural buildings for economic development purposes will usually be preferable to residential uses in the interest of enhancing the vitality of rural areas. The applicant has not demonstrated that every attempt has been made to secure suitable employment or tourism uses. The application proposal conflicts with Policies HG10 (ii) and HG11 (i) of the Rother District Local Plan. It also conflicts with Policy RA4 of the Rother District Council: Proposed Submission Core Strategy. Furthermore, it does not meet any of the special circumstances set out in paragraph 55 of the National Planning Policy Framework which restricts new isolated homes in the countryside.

2. The converted building includes the construction of a ground floor extension; this is contrary to the provisions contained in Policy HG11 (iii) of the Rother District Local Plan which states that residential re-use and adaptation of buildings in the countryside will not be permitted where it involves the extension of the building.
3. The site is located outside any development boundary as defined within the Rother District Local Plan. Furthermore, it is within the High Weald Area of Outstanding Natural Beauty where national and local planning policies indicate that the aim of planning is to protect the countryside for the sake of its intrinsic character and beauty and consequently, all new development - including new dwellings, should be strictly controlled. The development involves the creation of a separate planning unit and the construction of a considerable new dwelling house in the countryside set within a newly formed residential curtilage. The resultant building would no longer have the character and appearance of a subservient ancillary outbuilding that forms part of the farmstead but rather, would appear as an additional dwelling on the site thereby detracting further from the rural character of the AONB countryside. Additionally, the formation of the curtilage and the proposed boundary treatment would have an adverse impact on the intrinsic character of the setting of the listed buildings and on the rural character of its countryside setting. The National Planning Policy Framework sets out a requirement for good design under Paragraphs 56 and 57. The proposed development would not preserve the special character and appearance of the countryside and as such, conflicts with Paragraph 115 National Planning Policy Framework and Policies GD1 (iv), (v) and (viii) of the Rother District Local Plan.

**Notes:**

The refusal of planning permission relates to the following submitted plans:

- Existing Estate Plan: drawing no. 195 01 Revision P2;
- Existing Location & Block Plans: drawing no. 195 02 Revision P2;
- Existing Site Photographs: drawing no. 195 03 Revision P2;
- Existing Floor Plan: drawing no. 195 04 Revision P2;
- Existing Elevations – Sheet 1: drawing no. 195 05 Revision P2;
- Existing Elevations – Sheet 2: drawing no. 195 06 Revision P2;
- Proposed Block Plan: drawing no. 195 07 Revision P2;
- Proposed Site & Floor Plans: drawing no. 195 08 Revision P2;
- Proposed Elevations – Sheet 1: drawing no. 195 09 Revision P2;
- Proposed Elevations – Sheet 2: drawing no. 195 10 Revision P2;
- Proposed Elevations – Sheet 3: drawing no. 195 11 Revision P2;
- Proposed Elevations – Sheet 4: drawing no. 195 12 Revision P2;
- Proposed Elevations – Sheet 5: drawing no. 195 13 Revision P2;
- Proposed Elevations – Sheet 6: drawing no. 195 14 Revision P2;
- Proposed 3D Image 1 – Frontage: drawing no. 195 15 Revision P2;
- Proposed 3D Image 2 – Front Wing: drawing no. 195 16 Revision P2;
- Proposed 3D Image 3 – Rear View: drawing no. 195 17 Revision P2; and
- Proposed 3D Image 4 – Rear Courtyard: drawing no. 195 18 Revision P2.

[View application/correspondence](#)

---

**DECISION:**

**RR/2012/751/L: REFUSE (LISTED BUILDING CONSENT)**

---

## REASON FOR REFUSAL

1. The formation of the proposed curtilage and the proposed boundary treatment would have an adverse impact on the intrinsic character of the setting of the listed buildings and on the rural character of the traditional group of farm buildings within its countryside setting. The National Planning Policy Framework sets out a requirement for good design under Paragraphs 56 and 57. The proposed development would not preserve the special character and appearance of the listed buildings and their setting and as such, conflicts with Paragraphs 131,132 and 133 of the National Planning Policy Framework and Policies GD1(viii) of the Rother District Local Plan.

### Note:

The refusal of listed building consent relates to the following submitted plans:

- Existing Estate Plan: drawing no. 195 01 Revision P2;
- Existing Location & Block Plans: drawing no. 195 02 Revision P2;
- Existing Site Photographs: drawing no. 195 03 Revision P2;
- Existing Floor Plan: drawing no. 195 04 Revision P2;
- Existing Elevations – Sheet 1: drawing no. 195 05 Revision P2;
- Existing Elevations – Sheet 2: drawing no. 195 06 Revision P2;
- Proposed Block Plan: drawing no. 195 07 Revision P2;
- Proposed Site & Floor Plans: drawing no. 195 08 Revision P2;
- Proposed Elevations – Sheet 1: drawing no. 195 09 Revision P2;
- Proposed Elevations – Sheet 2: drawing no. 195 10 Revision P2;
- Proposed Elevations – Sheet 3: drawing no. 195 11 Revision P2;
- Proposed Elevations – Sheet 4: drawing no. 195 12 Revision P2;
- Proposed Elevations – Sheet 5: drawing no. 195 13 Revision P2;
- Proposed Elevations – Sheet 6: drawing no. 195 14 Revision P2;
- Proposed 3D Image 1 – Frontage: drawing no. 195 15 Revision P2;
- Proposed 3D Image 2 – Front Wing: drawing no. 195 16 Revision P2;
- Proposed 3D Image 3 – Rear View: drawing no. 195 17 Revision P2; and
- Proposed 3D Image 4 – Rear Courtyard: drawing no. 195 18 Revision P2.

(Councillor Mrs Prochak declared a personal interest in this matter in so far as her husband is Chairman of the local CPRE and in accordance with the Members' Code of Conduct remained in the room during consideration thereof).

[View application/correspondence](#)

---

**RR/2012/588/P**

**BRIGHTLING Little Worge Farm**

**Demolition of existing workshop and erection of 2 holiday cottages. 4 passing bays proposed along access track.**

---

**Statutory 8 week date: 10 May 2012**

---

**DECISION: GRANT (FULL PLANNING)**

---

## CONDITIONS

1. The development hereby permitted shall be begun before the expiration of 3 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 plans:  
Drawing no. 'Design & Access Statement', dated March 2012;  
Drawing no. 'location plan' Rev. A dated 2.12.11;  
Drawing no. 'block plan' Rev. B, dated 15.3.12;  
Drawing no. 'site plan 11.23.2A', dated 23/2/12;  
Drawing no. 'plans & elevations 11.23.1A', dated 23.2.12; and  
Additional information and plans/details for 4 passing bays, drawing nos. LWF1-6 inc. dated March 2012.  
Reason: For the avoidance of doubt and in the interests of proper planning, as advised in the CLG guidance 'Greater Flexibility for Planning Permissions'.
3. The materials to be used in the construction of the external surfaces of the buildings hereby permitted shall match in materials, colour and texture those used in the existing holiday let building permitted under reference RR/2008/3321/P.  
Reason: To ensure that the development is in character with its surroundings in accordance with Policy GD1 (iv) & (v) of the Rother District Local Plan.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking and re-enacting that order with or without modification), no extensions or alterations, as defined within classes A, B, C or D of Part 1 of the Schedule 2 of the order, shall be carried out to buildings hereby approved and no separate curtilage shall be formed around the holiday lets hereby approved, otherwise than in accordance with a planning permission granted by the local planning authority.  
Reason: To ensure that the satisfactory appearance of the development and locality is maintained, to preclude the creation of a separate dwelling unit and to preserve the natural landscape quality and character of the High Weald AONB in accordance with Policies GD1 (ii), (iv) & (v), HG10 and EM3 of the Rother District Local Plan.
5. The buildings hereby approved, are to be occupied for holiday purposes only and shall not be occupied as a person's sole or main place of residence.  
Reason: To ensure that approved holiday accommodation is not used for unauthorised permanent residential occupation in accordance with Policies EM11 and HG10 of the Rother District Local Plan and Government guidance within Annexe B of the 'Good Practice Guide on Planning for Tourism'.
6. The owners/operators shall maintain an up-to-date register of the names of all owners and/or occupiers of the holiday let on the site, and of their main home addresses, and shall make this information available at all reasonable times to the local planning authority.  
Reason: To ensure that approved holiday accommodation is not used for unauthorised permanent residential occupation in accordance with Policies EM11 and HG10 of the Rother District Local Plan and Government guidance within Annexe B of the 'Good Practice Guide on Planning for Tourism'.

7. The proposed holiday units shall not be occupied for more than 56 days in total in any calendar year by any one person.  
Reason: To ensure that approved holiday accommodation is not used for unauthorised permanent residential occupation in accordance with Policy EM11 of the Rother District Local Plan and Government guidance within Annexe B of the 'Good Practice Guide on Planning for Tourism'.
8. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, together with a timetable of works, being submitted to the local planning authority for approval and all works shall be completed in accordance with the approved details.
- (a) The contaminated land assessment shall include a desk study to be submitted to the local planning authority for approval. The desk study shall include the history of the site's uses and a walk-over survey. It shall, if necessary, propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved by the local planning authority prior to investigations commencing on site.
- (b) The site investigation, including relevant soil, soil gas, surface and ground water sampling, in accordance with a quality assured sampling and analysis methodology.
- (c) A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the local planning authority. The local planning authority shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature so as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment (including any controlled waters).
- (d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. If, during any works, contamination is encountered which has not previously been identified then the additional contamination should be fully assessed and an appropriate remediation scheme submitted to the local planning authority for approval.
- (e) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the Local planning authority. The closure report shall include details of the proposed remediation works and the quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post remediation sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.  
Reason: In order to avoid risks to health or the environment in accordance with paragraphs 109, 120 and 121 of the National Planning Policy Framework (NPPF).

**REASONS FOR GRANTING PERMISSION:** The proposed development as revised, for replacement buildings and a change of use are considered to be of an appropriate design and detail in this location and will not adversely affect the character of the area or the amenities of adjoining properties, and complement existing holiday accommodation in the vicinity. Additionally the provision of passing bays along the access track will benefit both existing and prospective users of the private access. Therefore, subject to compliance with conditions, the proposals comply with Policies GD1, HG10, EM3 and EM11 of the Rother District Local Plan, emerging policies OSS5, RA2, RA3, EC6 and EN1 of the Proposed Submission Core Strategy and follow government policy guidance within the NPPF and the 'Good Practice Guide on Planning for Tourism'.

[View application/correspondence](#)

---

**RR/2012/823/P**

**BURWASH Newlands, Heathfield Road, Burwash Weald**

**Erection of 3 detached houses with garages and alteration to existing vehicular access. (Revised scheme)**

---

**Statutory 8 week date: 20 June 2012**

---

**DECISION: DEFERRED (TO RESOLVE DRAINAGE MATTERS AND AMENDED SITE PLAN)**

---

[View application/correspondence](#)

---

**RR/2012/565/P**

**HURST GREEN Stage Field, Junction Road**

**Village Beacon**

---

**Statutory 8 week date: 9 May 2012**

---

**DECISION: GRANT (FULL PLANNING)**

---

## **CONDITIONS**

1. The development hereby permitted shall be begun before the expiration of 3 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 plans:



Site plan, scale 1:2422;  
Site plan, scale 1:4978 ;  
Drawing of Beacon; and  
Photograph.

Reason: For the avoidance of doubt and in the interests of proper planning, as advised in the CLG guidance 'Greater Flexibility for Planning Permissions'.

**REASONS FOR GRANTING PERMISSION:** The proposed Beacon is appropriate and will not adversely affect the character of the High Weald AONB or the amenities of adjoining properties and therefore complies with Policy GD1 (ii), (iv) & (v) of the Rother District Local Plan.

[View application/correspondence](#)

---

**RR/2012/878/P**

**SALEHURST/ROBERTSBRIDGE Vue Vallaise,  
Northbridge Street**

**Refurbishment and extensions to bungalow including  
new dormer window to rear. Single Storey extensions to  
both sides**

---

**Statutory 8 week date: 25 June 2012**

---

**DECISION: GRANT (FULL PLANNING) DELEGATED (EXPIRATION OF THE  
CONSULTATION PERIOD)**

---

### **CONDITIONS**

1. The development hereby permitted shall be begun before the expiration of 3 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. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the additions 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 preserve the visual amenities of the area in accordance with Policy GD1 (iv), (v) & (viii) of the Rother District Local Plan, Policy OSS5 (iii) of the Rother District Council Proposed Submission Core Strategy and section 7 (requiring good design) of the National planning Policy Framework.
3. The development hereby permitted shall be carried out in accordance with the following approved plans:  
Drawing number 188-101 revision P1 dated the 27 April 2012;  
Drawing number 188-112 revision P1 dated the 23 April 2012;  
Drawing number 188-113 revision P1 dated the 23 April 2012;  
Drawing number 188-114 revision P1 dated the 23 April 2012; and  
Drawing number 188-112 revision P1 dated the 23 April 2012.

Reason: For the avoidance of doubt and in the interests of proper planning, as advised in the CLG guidance 'Greater Flexibility for Planning Permissions'.

4. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, including a timetable for the investigation, which has been submitted by the applicant and approved in writing by the local planning authority and the works shall be undertaken in accordance with the approved details.

Reason: To enable the recording of any items of historical or archaeological interest, as the development is likely to disturb remains of archaeological interest, in accordance with requirements within the NPPF, Policy GD1 (viii) of the Rother District Local Plan and Policy EN2 (vi) of the Rother District Council Proposed Submission Core Strategy.

Note:

1. It is expected that the *written scheme of investigation*, required by condition 4, will confirm the action to be taken and accord with the relevant portions of the East Sussex County Council document *Recommended Standard Conditions for Archaeological Fieldwork, Recording and Post-Excavation in East Sussex (Development Control)* (2008) including Annexe B.
2. In respect of condition 2 a darker roof tile is recommended to complement the new extensions.

**REASONS FOR GRANTING PERMISSION:** The proposed additions are of an appropriate design and will not adversely affect the character of the area or the amenities of adjoining properties and therefore comply with Policy GD1 (iv), (v) & (viii) of the Rother District Local Plan, Policies OSS5 (ii) & (iii) and EN3 (i) & (ii) of the Rother District Council Proposed Submission Core Strategy and Section 7 (requiring good design), Paragraph 65 of the National Planning Policy Framework.

[View application/correspondence](#)

---

**RM**

**RR/2012/671/P**

**TICEHURST Hoadley, Battenhurst Road**

**Erection of replacement dwelling**

---

**Statutory 8 week date: 21 May 2012**

---

Having inspected the site, Planning Committee Members took the view that the proposal to demolish the existing chalet style dwelling and erect a larger 2 storey house in a position further into the site was acceptable in principle. It was noted that the proposed dwelling would be on a larger footprint and that the curtilage of the dwelling would be increased. On balance, Members considered the plot was of an acceptable size and design in relation to the original building and would not be unduly prominent in the AONB countryside.

---

**DECISION:     GRANT     (FULL PLANNING)**

---

## CONDITIONS

1. The development hereby permitted shall be begun before the expiration of 3 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 existing dwelling shall be demolished and, unless utilised as part of the new development, all waste materials removed from the site prior to occupation of the new dwelling. There shall be one dwelling only on the site edged in red on the approved plan.  
Reason: To ensure the satisfactory development of the site in accordance with Policies DS3, DS4, GD1 and HG10 of the Rother District Local Plan.
3. Notwithstanding the provisions of the Town and country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting this order) no extension of the new replacement dwelling shall be carried out.  
Reason: To ensure the satisfactory development of the site in accordance with Policies GD1 & HG10 of the Rother District Local Plan.
4. The finished floor levels of the new dwelling and its maximum ridge height shall be in accordance with the details shown on drawing: job AC307 drawing 2.  
Reason: To ensure the satisfactory development of the site in accordance with Policies GD1 & HG10 of the Rother District Local Plan.
5. No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the building 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 is in character with its surroundings within the rural AONB and to preserve the visual amenities of the area in accordance with Policies GD1 (iv) & (v) of the Rother District Local Plan.
6. No development shall take place until the landscaping details have been submitted to and approved by the local planning authority and these works shall be carried out as approved. These details shall include:
  - (i) indications of all existing trees and hedgerows on the land including details of those to be retained, together with measures for their protection in the course of development;
  - (ii) plans showing new tree/hedge planting to the south of the new dwelling;
  - (iii) plans and drawings showing the erection of suitable rural style fencing along the southern boundary of the application site;
  - (iv) schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and
  - (v) implementation programme.Reason: To safeguard the characteristics of the AONB countryside in accordance with Policy GD1 (iv) & (v) of the Rother District Local Plan.
7. If within a period of 5 years from the date of the planting of any tree (including hedgerow species), that tree, or any tree planted in replacement for it, is removed, uprooted, destroyed or dies, (or becomes, in the opinion of the local planning authority, seriously damaged or defective) another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason: To safeguard the characteristics of the AONB countryside in accordance with Policy GD1 (iv) & (v) of the Rother District Local Plan.

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

- Location Plan and Site Plan: job AC307 drawing no. 3; and
- Elevations and Floor Plan: job AC307 drawing no. 2.

Reason: For the avoidance of doubt and in the interests of proper planning, as advised in the CLG guidance 'Greater Flexibility for Planning Permissions'.

**REASON FOR GRANTING PERMISSION:** Although the size of the new dwelling would be somewhat larger than the existing dwelling it would be appropriate in terms of its siting, design and materials, and the development would be in keeping with the locality. The development would not conflict with the relevant development plan policies (HG10 (i) & GD1 (iv) & (v)) for the protection on the countryside and the preservation of the natural beauty of the AONB.

[View application/correspondence](#)

--oo0oo--