

LW/19/0493
Peacehaven

Page 11

Condition 1 erroneously refers to the proposed use as 'childminding' whereas it should state the use as being a day nursery. This condition will therefore be amended accordingly.

Following consultation with the applicant, it has been agreed to revise condition 2, as set out in the agenda report, to allow for greater flexibility in the use of the rear garden whilst also ensuring that a management strategy is in place to control levels of noise and activity, to the satisfaction of the Council's Environmental Health Officers. The condition has therefore been amended to read:

The use hereby permitted shall not be carried out unless and until a management strategy to include the following:

- Details of measures in place to control noise and levels of activity within the garden, specifying the periods during the day when the garden will not be used;
- Controls on numbers present in the garden at any given time; and
- A named member of staff responsible for monitoring the management plan as well as acting as a point of contact for neighbours should any concerns be raised in regards to the use of the garden.

The management plan shall thereafter be adhered to throughout the lifetime of the use.

Reason: In the interests of protecting the amenities of neighbouring properties in accordance with policy ST3 of the Lewes District Local Plan.

Additional condition:

During the hours of operation of the day nursery the off road parking spaces shall be retained for vehicles associated with the dropping off and picking up of children, and shall not be used for the parking of vehicles belonging to members of staff.

Reason: In the interests of and for the safety of persons and vehicles using premises and/or adjoining road having regard to Policy ST3 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2019.

Supplementary report to the Planning Applications Committee
on 8 January 2020

LW/19/0665
Newhaven

Page 21

The applicant has provided the following information:

The main reason for the structure is safety related. Our training is IRATA and MCA approved and includes rope access training (working safely at height) on the tower we have. We also train people who intend to make a career at sea and introduces all the safety related aspect to it. When we have SW strong winds coming through, the structure protects the students and trainers from the inclement weather.

Additional information from officer:

A number of objections to this application were based on concerns raised at the Examination of the Lewes District Plan Part 2 regarding Policy E1: Land at East Quay, Newhaven Port. Since the report regarding this application was finalised, the Council has received the Inspector's Final Report on the Plan Examination which recommends that it satisfies the criteria for soundness in the NPPF. The Plan is due to be adopted on 24th February 2020.

Consideration of the application should not therefore be based on underlying objections to policy E1.

Additional condition proposed:

No lighting shall be installed on the structure hereby approved without the prior written approval of the Local Planning Authority.

Reason: In the interest of the amenities of the wider landscape having regard to Policy ST3 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2019.