



Application No. RR/94/1184/P
Decision Date: 4 January 1995

Rother

Town and Country Planning Act 1990

PLANNING PERMISSION

AGENT/APPLICANT:

Mr R F Seabourne
Little Isemonger
Cranbrook Road
Tenterden
Kent TN30 6UJ

APPLICANT:

Rother Valley Railway (East
Sussex) Limited
Station Masters House
Robertsbridge
East Sussex TN32 5DG

DESCRIPTION:

REVERSION OF LAND BACK TO USE
AS RAILWAY (CHANGE OF USE OF
LAND FOR RAILWAY PURPOSES)

SITE ADDRESS:

ROBERTSBRIDGE STATION TO
NORTHBRIDGE STREET & FROM
BODIAM STATION WESTWARDS TO
RIVER ROTHER

The Rother District Council hereby give notice in pursuance of the provisions of the Town and Country Planning Acts that permission has been granted for the carrying out of the development referred to above in accordance with the plans submitted subject to the following conditions:

- 1 The development must begin not later than the expiration of five years beginning with the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990.

- 2 A detailed plan showing the layout of the yard at Robertsbridge and the proposed track layout at Quarry Halt shall be submitted for the consideration and approval of the Local Planning Authority. This shall include details of any fences and additional landscaping/tree planting to be carried out. Such works shall be carried out in accordance with the approved details before the railway comes into passenger service.

Reason: To provide for the proper development of the site.

- 3 Details of any alterations to existing bridges shall be submitted for the consideration and approval of the Local Planning Authority prior to their installation or alteration. All works shall be carried out in accordance with the approved details.

Reason: To provide for the proper development of the site.



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- 4 Details of any boundary fencing to the railway line shall be submitted for the consideration and approval of the Local Planning Authority prior to the erection. All works shall be carried out in accordance with the approved details.

Reason: To provide for the proper development of the site.

- 5 Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (as amended at the date of this permission) no building or bridges (other than shown on the approved plans) permitted by Class A of part 17 to that Order shall be erected within the site, notwithstanding the provision of any order revoking or re-enacting that Order. CN5C

Reason: To ensure that the satisfactory appearance of the development and locality is maintained.

- 6 Detailed plans/drawings showing any new embankments or structures to raise track level shall be submitted for the consideration and approval of the Local Planning Authority prior to construction. Such works shall be carried out in accordance with the approved details.

Reason: To provide for the proper development of the site.

- 7 No floodlighting of the site shall take place without the prior written approval of the Local Planning Authority. CN12L

Reason: To safeguard the amenities of the locality.

- 8 No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include accurate indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development. CN13A

Reason: To enhance the appearance of the development.



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- 9 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

CN13B

Reason: To enhance the appearance of the development.

- 10 Prior to the proposed Quarry Halt station being brought into use for passengers, a footpath connection shall be provided between the Halt and the public highway at Bodiam in accordance with details to be submitted to and approved by the Local Planning Authority. Alternatively details of a shuttle service between Quarry Halt and Bodiam Castle shall be submitted to and subject to the approval of the Local Planning Authority and the approved shuttle service shall be brought into operation in accordance with the approved details at the same time as Quarry Halt is first opened and shall thereafter be maintained.

Reason: To provide satisfactory pedestrian access between the railway halt and Bodiam village.

NOTE:

The construction of new bridges, stations and any other buildings will need to be the subject of specific planning applications.

STATUTORY NOTICE TO THE APPLICANT: If you are aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development, or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act 1990 within SIX MONTHS of the date of this notice. Please see overleaf for details.


DISTRICT PLANNING OFFICER