

Planning Committee Agenda

Wednesday, 25 May 2016 at 6.00 pm

Council Chamber, Aquila House, Breeds Place, Hastings, TN34 3UY

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AGENDA UPDATES:

HS/FA/16/00086 – 36 Croft Road

Spelling mistake:

Under the heading conclusion:

Having reviewed the proposed submission, it is considered to be acceptable and the application is therefore recommended for approval of a temporary consent subject to conditions.

Existing condition 3:

The premises shall not be used except between the following hours:-

8am - 5pm Monday - Friday,

8am - 12.30pm Saturdays,

Not at all on Sundays or Bank Holidays.

Suggested amendment TO:

The premises shall not be used except between the following hours:-

8am - 5pm Monday - Friday,

8am - 12.30pm Saturdays,

At no time on Sundays or Bank Holidays.

11 – 15 Seddlescombe Road North

Additional condition no. 6 as follows:

Prior to the development hereby approved being commenced, a noise report from a suitably qualified professional shall be submitted for written approval by the Local Planning Authority.

Reason: To order to protect neighbouring residential amenity.

HS/FA/15/00338 – 3 North Street

Additional objection from Mrs J Gallini dated 18/05/2016.

Recommendation proposed to be changed from resolution to recommendation to grant following changes in Government policy regarding affordable housing.

On the 13 May 2016 an order was issued by the Court of Appeal which gives legal effect to the policy set out in the Written Ministerial Statement of 28 November 2014. As part of the Ministerial Statement there are specific circumstances where contributions for affordable housing and tariff style planning obligations (section 106 planning obligations) should not be sought from small scale and self-build development. On 19th May the National Planning Practice Guidance was amended setting out where contributions cannot be sought.

These circumstances include:

- Contributions should not be sought from developments of 10-units or less, and which have a maximum combined gross floor space of no more than 1000sqm.

In light of this the Council are unable to seek an affordable housing contribution in relation to this application.

As a result of the above, the committee report has been amended and the resolution to grant permission subject to the provision of an off-site affordable housing contribution has been removed.

The recommendation is now for approval subject to conditions.

HS/FA/15/00984 – Summerfields

Amended condition 9 (sustainable urban drainage) as follows:

No development shall take place until details of a surface water drainage scheme have been submitted to and agreed in writing by the local planning authority. The surface water drainage scheme should be supported by an assessment of the site's potential for disposing of surface water by means of a sustainable drainage system. Where a sustainable drainage scheme is to be provided, the submitted details shall:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters

- ii. be supported by a site investigation which incorporates ground water monitoring, preferably in winter, and soakage tests undertaken in accordance to BRE365 (*when infiltration is proposed*)
- iii. provide a management and maintenance plan of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime

Development shall be carried out in accordance with the approved surface water drainage scheme and no occupation of any of the dwellings or flats hereby approved shall occur until those works have been completed. No occupation of any of the dwellings or flats hereby approved shall occur until the Local Planning Authority has confirmed in writing that it is satisfied, that the necessary drainage infrastructure capacity is now available to adequately service the development.

Additional condition no. 28

Prior to commencement of development, a Phase 1 desk study shall be submitted to and approved in writing by the Local Planning Authority. The Phase 1 desk study should assess all available historical and environmental information, include the findings of a site walkover and include a risk-based conceptual model of the site identifying the potential sources, pathways and receptors at the site (“preliminary risk assessment”). The requirements for a Phase 1 desk study can be found in the document Guidance for the Safe Development of Housing on Land Affected by Contamination, NHBC/EA/CIEH, R&D Publication 66: 2008. If the desk study indicates as part of a preliminary risk assessment that potential pollutant linkages are likely on the site then further intrusive investigations will be required (Phase 2 investigation) in line with CLR 11 ‘Model Procedures for the Management of Contaminated Land’ prior to the commencement of development. Where a Phase 2 survey is required, this shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall be carried out in accordance with the recommendations of the Phase 2 survey.

On completion of the works the developer shall provide written confirmation that all works were completed in accordance with the agreed details.

Reason: To protect those redeveloping the site and any future occupants from potential landfill gases and soil contamination.

Additional condition 29:

Prior to the commencement of development, details of a dropped kerb between the access road and courtyard parking area shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In order to secure a well planned development and in the interests of highway safety.

END

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