

# PLANNING COMMITTEE

20 APRIL 2016

Present: Councillors Street (Chair), Scott (Vice-Chair), Beaney, Beaver, Edwards, Dowling, Lee, Roberts, Rogers and Wincott

**86. APOLOGIES FOR ABSENCE**

None.

**87. DECLARATIONS OF INTEREST**

None.

**88. MINUTES OF THE MEETING HELD ON 23 MARCH 2016**

**RESOLVED** – that the minutes of the meeting held on 23 March 2016 be approved and signed by the Chair as a true record.

**89. NOTIFICATION OF ANY ADDITIONAL URGENT ITEMS**

None.

**90. PLANNING APPEALS AND DELEGATED DECISIONS**

The Planning Services Manager reported that 1 appeal had been dismissed and 1 appeal had been allowed. She also reported on the number of delegated decisions.

All matters had arisen between 11<sup>th</sup> March to 08<sup>th</sup> April 2016.

**91. PLANNING APPLICATIONS:**

**91.1 Shop and Premises, 26 George Street, Hastings**

Proposal:	Conversion of basement from ancillary storage to bar area in connection with the existing premises at ground floor
Application No:	HS/LB/15/01024
Existing Use:	Bar
Conservation Area:	Yes – Old Town
Listed Building	Grade II
Public Consultation	Not delegated – More than 2 letters of objection

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The Planning Services Manager gave a verbal update as to the position regarding the fire exits on the basement.

Councillor Beaver proposed a motion to approve the application. This was seconded by Councillor Scott.

**RESOLVED** – (unanimously) that Listed Building Consent be granted subject to the following conditions:

- 1. The work to which this consent relates shall be begun before the expiration of three years beginning with the date on which this consent is granted.**
- 2. The works hereby permitted shall be carried out in accordance with the following approved plans:**  
  
**nr995/15/01, nr995/15/02 (revised), nr995/15/03, nr995/15/04, nr995/15/05, nr995/15/06 & Staircase Details**
- 3. With the exception of internal works the building works required to carry out the development allowed by this permission must only be carried out within the following times:-**  
  
**08.00 - 18.00 Monday to Friday**  
**08.00 - 13.00 on Saturdays**  
**No working on Sundays or Public Holidays.**
- 4. No works shall take place until a sample of the proposed stone covering to the existing internal stairs between the ground floor and basement is submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details.**
- 5. All making good to be on a like for like basis to match existing materials and finishes.**

### **Reasons:**

- 1. This condition is imposed in accordance with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.**
- 2. For the avoidance of doubt and in the interests of proper planning.**
- 3. In the interests of the amenity of the neighbouring residential occupiers.**

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- 4. To ensure the architectural and historic character of this Grade II Listed Building is adequately protected.**
- 5. To ensure the architectural and historic character of this Grade II Listed Building is adequately protected.**

### **Notes to the Applicant**

- 1. Failure to comply with any condition imposed on this consent may result in enforcement action without further warning.**
- 2. Statement of positive engagement: In dealing with this application Hastings Borough Council has actively sought to work with the applicant in a positive and proactive manner, in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.**
- 3. The Assistant Director of Environment & Place must be consulted with regard to the requirements of the Food Safety (General Food Hygiene) Regulations 1995 and the Health and Safety at Work Etc. Act 1974. Please email [foodsafety@hastings.gov.uk](mailto:foodsafety@hastings.gov.uk) or call 01424 451078.**

(The Chair declared the meeting closed at 6.11 pm)