

**PLANNING COMMITTEE**

**19 OCTOBER 2016**

Present: Councillors Street (Chair), Scott (Vice-Chair), Clarke, Cooke, Edwards, Dowling, Roberts, Rogers and Wincott

**126. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Beaney.

**127. DECLARATIONS OF INTEREST**

Councillor	Minute	Interest
Scott	123.1 Offices & Premises, 383 Battle Road, St Leonards on Sea	Personal – Member of East Sussex Fire Service

**128. MINUTES OF THE MEETING HELD ON 21 SEPTEMBER 2016**

**RESOLVED** – that the minutes of the meeting held on 21<sup>st</sup> September 2016 be approved and signed by the Chair as a true record.

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

None.

**130. PLANNING APPLICATIONS ATTRACTING A PETITION:**

**130.1 Offices & Premises, 383 Battle Road, St. Leonards on Sea**

Proposal: Demolition of existing garage and rear extension and erection of 2 no 4 bedroomed semi-detached dwellings in the rear grounds of the property

Application No: HS/FA/15/00474

Existing Use: Curtilage of No. 383 Battle Road

Conservation Area: No

Listed Building: No

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Public Consultation

1 letter of objection and 1 petition received

The Planning Services Manager, Mrs Evans, presented this report for the demolition of the existing garage and rear extension and the erection of 2 no 4 bedroomed semi-detached dwellings in the rear grounds of the property. Members were advised of two typos in paragraph 4 of page 20 of the Agenda. The elevation plan reference number was 14-3119-03C and the proposed dwellings are show to be a maximum of 90cm taller. Members were also advised that the description referred to 4 bedroomed units which following receipt of amended plans were now 3 bedroomed units. Amended plans were received to hip the roofs on either side and relocate the bin store positions. Members were shown plans and photographs of the application site.

Mrs Barrett, Petitioner spoke against the application. She raised concerns regarding the alleyway at the side of the site and anti-social behaviour. She raised concerns regarding traffic and heavy plant accessing the site. She did not receive notification of the planning application but read about it in the paper.

Mr Goddard spoke in support of the application. He addressed issues covered by the Petitioners. He stated that Officers had no issues regarding overlooking, they had minimised the impact on the adjoining owner by amending the roof and removing the side windows. He acknowledged there would be some disruption during works.

Councillor Wincott proposed a motion to approve the application as set out in the resolution below. This was seconded by Councillor Roberts. Councillor Cooke Proposed an amendment to Condition 11 which was not seconded.

**RESOLVED - (unanimously) that planning permission be granted subject to the following conditions:**

- 1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission;**
- 2. Prior to commencement of development details of the materials to be used in the construction of the external surfaces of the dwellings hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details;**
- 3. Prior to commencement of development details of the proposed Sustainable Urban Drainage Systems required on site shall be submitted to and approved in writing by the Local Planning Authority in conjunction with the County Flood Risk Management Team. Development shall not proceed on site until and unless measures deemed to be necessary by the Authorities have been incorporated in the development proposals;**

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4.
  - (i) Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal/management have been submitted to and approved in writing by the Local Planning Authority.
  - (ii) Development shall be carried out in accordance with the details approved under (i) and no occupation of any of the dwellings or flats hereby approved shall occur until those works have been completed.
  - (iii) 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.
5. Prior to commencement of the development hereby approved details of all existing trees and hedgerows to be retained on site, together with measures for their protection in the course of development shall be submitted to and approved in writing by the Local Planning Authority;
6. Prior to occupation of the development hereby approved a scheme of soft landscaping shall be submitted to and approved by the Local Planning Authority. This shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate together with an implementation programme. The soft landscaping shall then be carried out in accordance with the approved details;
7. Prior to occupation of the dwellings hereby approved full details of the hard landscaping works shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, signs lighting etc.). The hard landscaping shall then be carried out in accordance with these details;
8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows/dormer windows other than those expressly authorised by this permission shall be constructed in the side elevations of the development hereby approved;
9. Notwithstanding the provisions of the Town and Country Planning

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**(General Permitted Development) (England) Order 2015 or as may be subsequently amended or re-enacted no extension or external alteration to the property shall take place without the grant of an additional planning permission;**

- 10. Prior to completion of the development hereby approved the measures outlined in the submitted ecological appraisal carried out by The Ash Partnership dated July 2015 shall be fully implemented, unless:**
  - (i) the programme for such measures is otherwise specified within that document (for example with regard to measures related to monitoring, further survey work, the erection of bird boxes on buildings or other conservation enhancements), in which case the works shall be carried out in accordance with the time scales contained therein or;**
  - (ii) unless the scheme(s), or programme(s) of measures contained within the ecological statements and reports is otherwise first varied, by way of prior written approval from the Local Planning Authority.**
  
- 11. 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.**
  
- 12. The development hereby permitted shall be carried out in accordance with the following approved plan and details: 14-3119-02D, 14-3119-03C, Ecological Appraisal Report dated July 2015 and Arboricultural Appraisal Report dated July 2015.**

### **Reasons:**

- 1. This condition is imposed in accordance with the provisions of Section 91 of the Town and Country Planning Act 1990;**
- 2. To ensure that the finished development takes proper account of the character of the surrounding area in its use of external materials in the interests of the amenity of the area;**
- 3. To ensure a satisfactory standard of development;**
- 4. To prevent increased risk of flooding;**
- 5. To ensure a satisfactory form of development in the interests of the**

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character and amenity of the area;

6. To ensure a satisfactory form of development in the interests of the character and amenity of the area;
7. To ensure a satisfactory form of development in the interests of the character and amenity of the area;
8. In the interests of the amenity of the neighbouring residential occupiers;
9. To ensure a satisfactory form of development in the interests of the character and amenity of the area;
10. To ensure a satisfactory standard of development;
11. To safeguard the amenity of adjoining residents; and
12. For the avoidance of doubt and in the interests of proper planning.

### Notes to the Applicant

1. Failure to comply with any condition imposed on this permission 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. Consideration should be given to the provision of a domestic sprinkler system; and
4. A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or [www.southernwater.co.uk](http://www.southernwater.co.uk).

### 131. PLANNING APPLICATIONS

#### 131.1 42 Beauharrow Road, St. Leonards on Sea

Proposal: Redevelopment of site with 8 no. semi-detached houses

Application No: HS/OA/16/00321

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Existing Use:	Dwellinghouse
Conservation Area:	No
Listed Building	No
Public Consultation	5 letters of objection received

The Planning Services Manager, Mrs Evans, presented this report for the redevelopment of the site with 8 no. semi-detached houses. Members were advised that as this was an outline application they were only considering access. Members were shown plans and photographs of the application site and advised about the proposed buffer zone which would protect the ancient woodland.

Councillor Roberts proposed a motion to approve the application as set out in the resolution below. This was seconded by Councillor Edwards.

**RESOLVED** - (unanimously) that planning permission be granted subject to the following conditions:

- 1. Approval of the details of the layout, scale and external appearance of the building(s), and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced;**
- 2. Plans and particulars of the reserved matters referred to in Condition 1 above, relating to the siting, design and external appearance of any buildings to be erected and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved;**
- 3. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission;**
- 4. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later;**
- 5. The development hereby permitted shall, in terms of the access only, be carried out in accordance with the following approved plans:**  
  
**4630/200**
- 6. No development shall take place until there has been submitted to, and approved in writing by, the Local Planning Authority a scheme for the improvement of Beauharrow Road between the Battle Road junction and the proposed access to the site. Such scheme shall include details**

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of the construction of the road to an acceptable standard, details of the drainage of the road and it will provide for the timing of the improvement works in relation to the implementing of the development. The development shall be implemented in accordance with such timing before any of the dwellings are occupied;

7. No development shall take place until the measures outlined in the submitted arboricultural statements and reports (Arboricultural Report by The Mayhew Consultancy Ltd, dated December 2014, ref AR/34014), have been fully implemented, unless:
  - (i) the programme for such measures is otherwise specified within that document, in which case the works shall be carried out in accordance with the timescales contained therein or;
  - (ii) unless the scheme(s), or programme(s) of measures contained within the arboricultural statements and reports is otherwise first varied, by way of prior written approval from the Local Planning Authority.
  
8. Notwithstanding the provisions of the The Town and Country Planning (General Permitted Development) (England) Order 2015 or as may be subsequently amended or re-enacted no development shall take place without the grant of an additional planning permission within the areas identified as 'construction exclusions zones' in the drawing attached at appendix B of the submitted Arboricultural Report by The Mayhew Consultancy Ltd (dated December 2014 and ref AR/34014);
  
9. No dwelling hereby approved shall be occupied until details of external storage space for refuse bins has been submitted to and approved in writing by the Local Planning Authority. The refuse storage space shall be provided prior to any occupation of the dwellings;
  
10.
  - (i) Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal/management (that have taken into account the recommendations of the Flood Risk Assessment by Hemsley Orrell Partnership dated June 2015 and referenced 14633/1/500) have been submitted to and approved in writing by the Local Planning Authority;
  - (ii) Development shall be carried out in accordance with the details approved under (i) and no occupation of any of the dwellings or flats hereby approved shall occur until those works have been completed;
  - (iii) 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.

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11. The details submitted with condition 10 above shall include details of 'flow paths' to direct surface water flows away from the buildings towards the existing stream channels at lower elevations;
12. The details submitted with condition 10 above shall included details of the measures which will be undertaken to divert the public sewers crossing the site;
13. The reserved matters details submitted in accordance with conditions 1 & 2 above shall include details of the proposed finished floor levels of the dwellings hereby approved taking into account the recommendations of the Flood Risk Assessment by Hemsley Orrell Partnership (dated June 2015 and referenced 14633/1/500);
14. The reserved matters details submitted for conditions 1 & 2 above shall include details of appropriate climate change mitigation and adaptation measures as required by policy SC3 and in accordance with the energy efficiency hierarchy in policy SC4 of the Hastings Local Plan, The Hastings Planning Strategy 2011-2028;
15. Before the development hereby approved is occupied provision shall be made for the ability to connect to fibre-based broadband;
16. No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:
  - a) Risk assessment of potentially damaging construction activities;
  - b) Identification of "biodiversity protection zones";
  - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);
  - d) The location and timing of sensitive works to avoid harm to biodiversity features;
  - e) The times during construction when specialist ecologists need to be present on site to oversee works;
  - f) Responsible persons and lines of communication;
  - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person; and
  - h) Use of protective fences, exclusion barriers and warning signs.



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**The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority;**

- 17. The reserved matters details submitted in accordance with conditions 1 & 2 above shall include details of biodiversity enhancements in accordance with the recommendations of the Preliminary Ecological Appraisal by The Mayhew Consultancy Ltd (dated December 2014 and referenced EA/34014);**
- 18. Prior to the commencement of development a Traffic Management Scheme shall be submitted to and approved by the Local Planning Authority in consultation with the Local Highway Authority. This shall include the size of vehicles, routing of vehicles and hours of operation. The development shall be carried out in accordance with the approved scheme;**
- 19. 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.**
- 20. The reserved matters details submitted with conditions 1 & 2 above shall include measures for the installation of an acoustic fence along the boundary with 44 Beaurharrow Road taking into account the need to retain trees and hedging where appropriate.**

### **Reasons:**

- 1. The application is in outline only;**
- 2. The application is in outline only;**
- 3. This condition is imposed in accordance with the provisions of Section 92 of the Town & Country Planning Act 1990;**
- 4. This condition is imposed in accordance with the provisions of Section 92 of the Town & Country Planning Act 1990;**
- 5. For the avoidance of doubt and in the interests of proper planning;**
- 6. To ensure that a reasonable standard of access is provided in the interests of pedestrian and traffic safety;**

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- 7. To protect trees and features of recognised nature conservation importance;**
- 8. To protect trees and features of recognised nature conservation importance;**
- 9. To ensure a satisfactory form of development in the interests of the character and amenity of the area;**
- 10. To prevent increased risk of flooding;**
- 11. To prevent increased risk of flooding;**
- 12. To prevent increased risk of flooding;**
- 13. To prevent increased risk of flooding;**
- 14. To ensure the development complies with policy SC3 of the Hastings Local Plan: The Hastings Planning Strategy;**
- 15. To ensure the development complies with policy SC1 of the Hastings Local Plan: The Hastings Planning Strategy;**
- 16. To protect features of recognised nature conservation importance;**
- 17. To enhance features of recognised nature conservation importance;**
- 18. In the interests of vehicular and pedestrian safety;**
- 19. To safeguard the amenity of adjoining residents; and**
- 20. To safeguard the amenity of adjoining residents.**

### **Notes to the Applicant**

- 1. Failure to comply with any condition imposed on this permission 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 developer is advised to discuss the matters of diverting the public sewer further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 0330 303 0119) or [www.southernwater.co.uk](http://www.southernwater.co.uk).**
- 4. A formal application for connection to the public foul sewerage system**

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is required in order to service this development, please contact Southern Water: Developer Services, Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW. Tel: 0330 303 0119. E-mail: [developerservices@southernwater.co.uk](mailto:developerservices@southernwater.co.uk)

5. All works to trees should be carried out by a competent tree surgeon;
6. This permission does not override the rights of the owners of trees whose consent must also be obtained to carry out works to those trees;
7. Nothing in this permission, aside from the access, shall be construed as giving approval to the details shown on the plans accompanying the application hereby approved. Such plans have been treated as being indicative only;
8. Consideration should be given to the provision of a domestic sprinkler system;
9. The applicant is advised to consider the comments of the Lead Local Flood Authority when developing the detailed design of the approved development. The impacts on the stream running through the site need to be considered and any impact on the stream will require an Ordinary Watercourse Consent. Please contact the ESCC Flood Risk Management Team for more information and advice on 0345 60 80 193; and
10. If during development and excavations any suspicions become evident or are aroused as to the potential or presence for any contaminated land, then works should immediately cease and a contaminated land assessment / ground investigation report be carried out which should then be submitted to and approved in writing by the Local Planning Authority prior to the work, associated with the permission hereby granted, commencing.

### 131.2 Mayfield J, Mayfield Land, St. Leonards on Sea (HS/FA/16/562)

Proposal: Proposed erection of 1 x 3 bed house (proposed revision to approved 35 unit housing scheme (HS/FA/15/00039 as amended by HS/FA/16/00223) to replace a 2 bed house with 3 bed house on Plot 35).

Application No: HS/FA/16/00562

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Existing Use:	Vacant with residential permission
Conservation Area:	No
Listed Building	No
Public Consultation	3 letters of objection received

Miss Phillips, Principal Planner, presented this report for the erection of 1 x 3 bed house (proposed revision to approved 35 unit housing scheme (HS/FA/15/00039 as amended by HS/FA/16/00223) to replace a 2 bed house with 3 bed house on Plot 35). Miss Phillips advised Members that this was a stand-alone application which was assessed as part of a larger application. She advised of a number of updates to the report. Condition 2 – Drawing numbers should read: 4307/35/1, 4307/35/2, 4307/35/3, 4307/35/4, bx/1405781/200/S4. Condition 12 – This condition should reference Drg Nr 4307/35/1 rather than 4307/19-22/1. Condition 14 – delete as this condition has already been discharged under Application HS/CD/15/00955. Members were shown plans and photographs of the application site. Members were advised of the nature of the objection letters. As a result of which the District Valuation Service had been consulted and advised that the change of 1 bedroom was minimal in light of viability etc.

Councillor Roberts proposed a motion to approve the application as set out in the resolution below. This was seconded by Councillor Rogers.

**RESOLVED** - (unanimously) that planning permission be granted subject to the following conditions:-

- 1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission;**
- 2. The development hereby permitted shall be carried out in accordance with the following approved plans:**  
**, 4307/35/1, 4307/35/2, 4307/35/3, 4307/35/4, bx/1405781/200/S4**
- 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 development shall take place above ground until details of the materials to be used in the construction of the external surfaces of the dwellings hereby permitted have been submitted to/made available on**

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site and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details;

5. No building hereby permitted shall be occupied until the approved drainage system has been implemented as per drawing no. bx/1405781/200/S4 as approved under application HS/CD/16/00583;
6. All hard landscape works shall be carried out in accordance with drawing no. bx/1405781/60-S4 as approved under HS/CD/16/00583. The works shall be carried out prior to the occupation of any part of the development;
7. Soft landscaping shall be carried out as per drawing PLG/1252/15C, approved under application CD/16/000583, prior to the occupation of any part of the development, in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner. 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;
8. No occupation of the dwellings hereby approved shall take place until the boundary fences shown on drawing PLG/1252/15C, approved under application CD/16/00583, have been erected;
9. The development hereby permitted shall not be brought into use until the archaeological site investigation and post investigation assessment (including provision for analysis, publication and dissemination of results and archive deposition) has been completed in accordance with the programme set out in the Written Scheme of Investigation from Chris Butler Archaeological Services, January 2016 approved under CD/16/0008 to the satisfaction of the Local Planning Authority;
10. No development shall take place until temporary protective fences to safeguard the trees and/or hedges to be retained on the site have been erected in accordance with the current BSI 5837 standards and to the satisfaction of the Local Planning Authority. All such fences shall be kept in a sound, upright and complete condition until the development has been completed and/or the Local Planning Authority confirm in writing that the works have been sufficiently completed for the fencing to be removed;
11. All ecological measures and/or works shall be carried out in accordance with details contained within the submitted report Mayfield J, South of Mayfield Lane Report seeking discharge of Conditions 17 to 20 Planning Consent HS/OA/07/00895 by the Ash Partnership January

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**2015;**

- 12. The new access shall be in the position shown on the submitted plan number 4307/35/1 and laid out in accordance with those details submitted prior to occupation of the approved dwelling. All work shall be completed in accordance with the approved plans;**
- 13. Prior to occupation of the approved dwellings, the new estate road shall be designed and constructed to a standard approved by the Local Planning Authority in accordance with ESCC standards with a view to its subsequent adoption;**
- 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 Planning Authority, to prevent contamination and damage to the adjacent roads;**
- 15. The development shall not be occupied until parking areas have been provided in accordance with the approved plans and the areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles.**

### **Reasons:**

- 1. This condition is imposed in accordance with the provisions of Section 91 of the Town and Country Planning Act 1990;**
- 2. For the avoidance of doubt and in the interests of proper planning;**
- 3. To safeguard the amenity of adjoining residents;**
- 4. In the interests of the visual amenity of the area;**
- 5. To ensure that no property is occupied until adequate access and drainage facilities have been provided;**
- 6. To ensure a satisfactory standard of development;**
- 7. To ensure a satisfactory standard of development;**
- 8. To ensure a satisfactory standard of development;**
- 9. To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with the National Planning Policy Framework;**
- 10. In the interests of the health of the trees and to protect the visual amenity;**
- 11. To ensure that no protected species is harmed;**

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- 12. To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway;**
- 13. In the interests of public safety;**
- 14. In the interests of highways safety; and**
- 15. To ensure adequate parking for the development.**

**Notes to the Applicant**

- 1. Failure to comply with any condition imposed on this permission 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. You are advised that the application site lies within the vicinity of low/intermediate/high pressure gas pipes. Please contact SGN Plant Protection Team on 0800 912 1722 for further advice; and**
- 4. Consideration should be given to the provision of a domestic sprinkler system.**

**131.3 Mayfield J, Mayfield Land, St. Leonards on Sea (HS/FA/16/563)**

Proposal:	Proposed erection of 4 x 4 bed houses (proposed revision to approved 35 unit housing scheme - HS/FA/15/00039 as amended by HS/FA/16/00223 - to replace 4 x 2 bed unit with 4 x four bed units on Plots 19 – 22)
Application No:	HS/FA/16/00563
Existing Use:	Vacant with residential permission
Conservation Area:	No
Listed Building	No

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Public Consultation                      3 letters of objection received

Miss Phillips, Principal Planner, presented this report for the erection of 4 x 4 bed houses (proposed revision to approved 35 unit housing scheme - HS/FA/15/00039 as amended by HS/FA/16/00223 - to replace 4 x 2 bed unit with 4 x four bed units on Plots 19 – 22) . Miss Phillips advised Members that the application was for 4 x 3 bed roomed houses and not 4 x 2 bed roomed houses as stated in the report and that whilst the changes were more significant than in the previous application, they did not affect properties nearby. She advised of a number of updates to the report. Condition 2 – Drawing numbers should read: 4307/19/22/1-6, 1405781/200/S4. Condition 14 – delete as this condition has already been discharged under Application HS/CD/15/00955. Members were shown plans and photographs of the application site. Members debated this application at length given the increase in bedroom numbers.

Councillor Wincott proposed a motion to approve the application as set out in the resolution below. This was seconded by Councillor Scott.

**RESOLVED - (unanimously) that planning permission be granted subject to the following conditions:-**

1.     **The development hereby permitted shall be begun before the expiration of three years from the date of this permission;**
2.     **The development hereby permitted shall be carried out in accordance with the following approved plans:**  
  
          **4307/19/22/1-6, 1405781/200/S4**
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 development shall take place above ground until details of the materials to be used in the construction of the external surfaces of the dwellings hereby permitted have been submitted to or made available on site and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details;**



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5. No building hereby permitted shall be occupied until the approved drainage system has been implemented as per drawing no. bx/1405781/200/S4 as approved under application HS/CD/16/00583;
6. All hard landscape works shall be carried out in accordance with drawing no. bx/1405781/60-S4 as approved under HS/CD/16/00583. The works shall be carried out prior to the occupation of any part of the development;
7. Soft landscaping shall be carried out as per drawing PLG/1252/15C, approved under application CD/16/000583, prior to the occupation of any part of the development, in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner. 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;
8. No occupation of the dwellings hereby approved shall take place until the boundary fences shown on drawing PLG/1252/15C, approved under application CD/16/00583, have been erected;
9. The development hereby permitted shall not be brought into use until the archaeological site investigation and post investigation assessment (including provision for analysis, publication and dissemination of results and archive deposition) has been completed in accordance with the programme set out in the Written Scheme of Investigation from Chris Butler Archaeological Services, January 2016 approved under CD/16/0008 to the satisfaction of the Local Planning Authority;
10. No development shall take place until temporary protective fences to safeguard the trees and/or hedges to be retained on the site have been erected in accordance with the current BSI 5837 standards and to the satisfaction of the Local Planning Authority. All such fences shall be kept in a sound, upright and complete condition until the development has been completed and/or the Local Planning Authority confirm in writing that the works have been sufficiently completed for the fencing to be removed;
11. All ecological measures and/or works shall be carried out in accordance with details contained within the submitted report Mayfield J, South of Mayfield Lane Report seeking discharge of Conditions 17 to 20 Planning Consent HS/OA/07/00895 by the Ash Partnership January 2015;
12. The new access shall be in the position shown on the submitted plan number 4307/19-22/1 and laid out in accordance with details those

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**submitted prior to occupation of the dwellings. All work shall be completed in accordance with the approved plans;**

- 13. Prior to occupation of the approved dwellings, the new estate road shall be designed and constructed to a standard approved by the Local Planning Authority in accordance with ESCC standards with a view to its subsequent adoption;**
- 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 Planning Authority, to prevent contamination and damage to the adjacent roads; and**
- 15. The development shall not be occupied until parking areas have been provided in accordance with the approved plans and the areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles.**

### **Reasons:**

- 1. This condition is imposed in accordance with the provisions of Section 91 of the Town and Country Planning Act 1990;**
- 2. For the avoidance of doubt and in the interests of proper planning;**
- 3. To safeguard the amenity of adjoining residents;**
- 4. In the interests of the visual amenity of the area;**
- 5. To ensure that no property is occupied until adequate access and drainage facilities have been provided;**
- 6. To ensure a satisfactory standard of development;**
- 7. To ensure a satisfactory standard of development;**
- 8. To ensure a satisfactory standard of development;**
- 9. To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with the National Planning Policy Framework;**
- 10. In the interests of the health of the trees and to protect the visual amenity;**
- 11. To protect features of recognised nature conservation importance;**
- 12. To ensure the safety of persons and vehicles entering and leaving the**

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access and proceeding along the highway;

13. In the interest of public safety;
- .
14. In the interests of highway safety; and
15. To ensure adequate parking for the development.

### Notes to the Applicant

1. Failure to comply with any condition imposed on this permission 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. You are advised that the application site lies within the vicinity of low/intermediate/high pressure gas pipes. Please contact SGN Plant Protection Team on 0800 912 1722 for further advice; and
4. Consideration should be given to the provision of a domestic sprinkler system.

### 132. PLANNING APPEALS & DELEGATED DECISIONS

The Planning Services Manager reported that no planning appeals had been allowed; received or dismissed. She also reported on the number of delegated decisions.

All matters had arisen between 12<sup>th</sup> September to 7<sup>th</sup> October 2016.

The report was noted.

(The Chair declared the meeting closed at. 7.14 pm)