

Planning Committee Agenda

Wednesday, 19 October 2016 at 6.00 pm

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

If you are attending Aquila House for this meeting, please enter the building via the Tourist Information Centre entrance. *Doors to the Tourist Information Centre will be opened at 17:45pm at the earliest and members of public will be escorted up to the Committee Room. Members of public are advised that they will need to sign in to comply with health and safety legislation.*

For further information, please contact Emily Horne on 01424 451719 or email: ehorne@hastings.gov.uk

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

119. APOLOGIES FOR ABSENCE

None.

120. DECLARATIONS OF INTEREST

Councillor	Minute	Interest
Rogers	123.1 – 34 The Croft	Personal – Son and daughter live on Croft Road. The application site cannot be seen from their property.

121. MINUTES OF THE MEETING HELD ON 24 AUGUST 2016

RESOLVED – that the minutes of the meeting held on 24th August 2016 be approved and signed by the Chair as a true record.

An amendment to the minutes of the meeting held on 27th July 2016 was noted for agenda item 5(a), Site of former Hastings College of Arts and Technology, Archery Road, St. Leonards on Sea. Condition 26 of the report incorrectly referred to itself (Condition 26) and should read as follows “The Development shall be carried out in accordance with the details approved under condition no.25 and no occupation of any of the dwellings or flats hereby approved shall occur until those works have been completed.”

122. NOTIFICATION OF ANY ADDITIONAL URGENT ITEMS

None.

123. PLANNING APPLICATIONS ATTRACTING A PETITION:

123.1 34 The Croft

Proposal: 2 Storey detached single family house

Application No: HS/FA/16/00534

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Existing Use:	Vacant plot
Conservation Area:	Yes – Old Town
Listed Building	No
Public Consultation	14 letters of objection; 1 petition received and 5 letters of support received

Mr Batchelor, Principal Planner presented this report for a two storey detached single family house at 34a The Croft.

It was noted that two additional documents had been received from the petitioners after the closing date for submission of late documents. The Constitution of the Council, Part 5 – Codes and Protocols - states that documents must be submitted within the time frame to allow all parties time to read the submissions, for Councillors to give proper consideration to the matter and Officers to give considered advice on any material considerations arising. The petitioners were advised that the documents could not be distributed.

Iain Willis, Petitioner spoke against the application. He stated that this was a steep and sensitive site and raised concern regarding the glass doors and loss of privacy for residents. He said the materials were out of keeping and the property would be visually dominant in the setting. He raised concerns regarding instability and the risk of flooding. Furthermore he believed plans lacked detail and were inaccurate.

Martyn Saunders-Rawlins, the applicant, spoke in support of his application. He said the house would enable them to downsize and was designed to make the best use of the site.

Councillor Poole, Ward member for Old Hastings, was present and spoke against the application. She referred to the objections made by local residents and suggested members make a site visit to the premises. She asked for the window to be removed and the conditions set at approval stage on Condition 3, 5, 7, 8, 9 and 11.

Members discussed this item at length.

Councillor Wincott proposed a motion to approve the application with the addition of Condition 16 as set out in the resolution below. This was seconded by Councillor Scott.

RESOLVED - (by 8 votes to 1, with 1 abstention) 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.**

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2. The materials used in the construction of the external surfaces of the dwelling hereby permitted shall be those indicated on drawing number 457_105 dated 08/04/2015, unless otherwise agreed in writing by the Local Planning Authority.
3. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of soft landscaping, which shall include indications of all existing trees and hedgerows on the land including details of those to be retained, together with measures for their protection in the course of development. New soft landscaping details 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.
4. All planting seeding or turfing comprised in the approved soft landscaping scheme shall be carried out prior to the occupation of any part of the development, or with the written agreement of the Local Planning Authority, 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.
5. No development above ground shall take place until full details of the hard landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include existing and proposed levels; means of enclosure; hard surfacing materials; minor artifacts and structures (eg refuse or other storage units, lighting etc.); proposed and existing functional services above and below ground (eg drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant.
6. No development shall take place until the developer has secured the implementation of a programme of archaeological work, in accordance with a Written Statement of Archaeological Investigation which has been submitted to and approved in writing by the Local Planning Authority.
7. The development hereby permitted shall not be brought into use until the archaeological site investigation and post investigation assessment has been completed in accordance with the programme set out in the written scheme of investigation required under condition 6 and that provision for analysis, publication and dissemination of

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results and archive deposition has been secured, unless and alternative time scale for submission of the report is first agreed in writing with the Local Planning Authority.

8. **No development shall take place until a full and adequate site investigation and soils report including soakage tests, carried out by a suitably qualified Geotechnical Engineer has been submitted to and approved 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 Authority as a result of such report have been incorporated in the development proposals.**
9.
 - (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.**
10. **The window in the side elevation at upper floor level shown facing No. 44 The Croft shall be obscure glazed and remain as such at all times.**
11. **Prior to commencement of development details of the balustrade/screen for the proposed balcony at the rear of the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.**
12. **Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 or as may be subsequently amended, re-enacted or modified, no extension or external alteration to the dwelling hereby permitted shall take place without the grant of an additional planning permission.**
13. **The dwelling hereby permitted shall not be occupied until the refuse and cycle stores as indicated on plan 457_103 has been provided to the satisfaction of the Local Planning Authority.**
14. **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:-**

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**08.00 - 18.00 Monday to Friday
08.00 - 13.00 on Saturdays
No working on Sundays or Public Holidays.**

- 15. The development hereby permitted shall be carried out in accordance with the following approved plans and reports: 457_102A, 457_103, 457_104, 457_105, 457_106, 457_107, 457_108, 457_109, 457_110, 457_111, 457_112 and Preliminary Ecology Appraisal EA/37815 dated June 2015.**
- 16. No development shall take place until the measures outlined in the submitted ecological statements and reports (Preliminary Ecological Appraisal by The Mayhew Consultancy Ltd, ref EA/37815, dated June 2015) have been 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 timescales 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.**

Reasons:

- 1. This condition is imposed in accordance with the provisions of Section 91 of the Town and Country Planning Act 1990.**
- 2. In the interests of the visual amenity of the area.**
- 3. In the interests of the visual amenity.**
- 4. To ensure a satisfactory form of development in the interests of the visual amenity.**
- 5. To ensure a satisfactory form of development in the interests of the visual amenity.**
- 6. To ensure that the archaeological and historical interest of the site is safeguarded and recorded in accordance with the National Planning Policy Framework.**
- 7. To ensure that the archaeological and historical interest of the site is safeguarded and recorded in accordance with the National Planning**

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Policy Framework.

8. To ensure a satisfactory standard of development and to prevent increased risk of flooding or land instability.
9. To prevent increased risk of flooding.
10. To safeguard the amenity of adjoining and future residents.
11. To safeguard the amenity of adjoining and future residents.
12. To ensure a satisfactory form of development in the interests of the character and amenity of the area.
13. To ensure a satisfactory form of development in the interests of the character and amenity of the area.
14. To safeguard the amenity of adjoining residents.
15. For the avoidance of doubt and in the interests of proper planning.
16. To protect features of recognised nature conservation importance.

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.

124. PLANNING APPLICATIONS:

124.1 5 Lancing Close

Proposal: Proposed single storey rear extension with rooms above and internal alterations
Application No: HS/FA/16/00501

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Existing Use:	Residential
Conservation Area:	No
Listed Building	No
Public Consultation	3 letters of objection received

Ms Ranson, Planning Officer presented this report for a single storey rear extension with rooms above and internal alterations at 5 Lancing Close. She presented a series of drawings and pictures showing the existing property and proposed extension.

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

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:**
2016-55-01,02,03,04,05,06,07,08
- 3. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.**
- 4. 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.
- 5. The rooflights inserted in the east and west facing roof-slopes must be non-opening and fitted with high grade obscure glazing at all times and no further windows should be inserted into the roof without the approval of the Local Planning Authority.**

Reasons:

- 1. This condition is imposed in accordance with the provisions of Section 91 of the Town and Country Planning Act 1990.**

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2. For the avoidance of doubt and in the interests of proper planning.
3. In the interests of the visual amenity of the area.
4. To safeguard the amenity of adjoining residents.
5. 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.**

124.2 The Winchester Club, Harrow Lane, St. Leonards on Sea

Proposal:	Change of use from private members social club (sui generis) to drinking establishment (A4), plus installation of a wheelchair accessible toilet and general internal redecoration.
Application No:	HS/FA/16/00286
Existing Use:	Vacant premises since 2013 – previously private members club (sui generis)
Conservation Area:	No
Listed Building	No
Public Consultation	3 letters of objection received

Mr Batchelor, Principal Planner presented this report for a change of use from a private members social club (sui generis) to a drinking establishment (A4), plus installation of a wheelchair accessible toilet and general internal redecoration at The Winchester Club (Formal Civil Service Sports Club).

He advised that an update had been received from Building Control and that they had advised that an application will be required for the work. Additional fire exit doors will be required onto the sports hall if required (not part of this application).

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Councillor Scott proposed a motion to approve the application with the addition of note 11, as set out in the resolution below. This was seconded by Councillor Dowling.

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:

FP 001, FP-002, 003, 004, 005, 006, 007, 009
3. Deliveries to and from the premises shall not take place:

before 08:00 and after 18:00 hours Monday to Friday
before 08:00 and after 13:00 Saturdays
at no time on Sundays or Bank/Public Holidays.
4. The premises shall not be used except between the following hours:

11:00 to 23:30 Sunday/Bank and Public Holiday to Thursday
11:00 to 00:30 Saturday
11:00 to 1.00 on Christmas Eve, New Years Eve, day preceding Bank Holiday and private/pre booked functions.
5. The development hereby approved shall not be brought into use until a full noise assessment, prepared by an acoustic consultant who is a member of the Institute of Acoustics, has been submitted to and approved in writing by the Council. The assessment shall include details of the potential impact on the ambient (background) noise levels, particularly at nearby residential properties, and what measures will be put in place to reduce the potential for nuisance from the operation of the venue. Particular attention should also be paid to the assessment and control of low frequency noise (bass beat) from entertainment. The premises shall not be brought into use until the approved mitigation measures have been implemented and such measures shall remain in place unless otherwise approved in writing by the Local Planning Authority.
6. The development shall be undertaken wholly in accordance with the details set out in the approved waste management plan.
7. No development shall take place until details of the proposed cycle parking arrangements have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details and, the cycle parking areas shall not be used for any other purpose.

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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 amenity of the neighbouring residential occupiers.
5. In the interests of the amenity of the neighbouring residential occupiers.
6. To minimise the amount of construction and demolition waste being disposed of in landfill sites in accordance with the East Sussex County Council Supplementary Planning Document on Construction and Demolition Waste.
7. In order that the development site is accessible by non car modes and to meet the objectives of sustainable 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. The proposal may be a material change of use to which the Building Regulations 1991 apply and a building regulation submission may be necessary before the change of use takes place.
4. The applicant is advised to contact the Food; Health & Safety Team on: 01424 451078 or foodsafety@hastings.gov.uk regarding the food serving area and toilet provision.
5. The applicant is reminded that this Council has adopted the provisions of Section 20 of the Local Government (Miscellaneous Provisions) Act 1976 in respect of public toilet availability where persons remain within the premises for the consumption of food and drink.
6. The Assistant Director Environment & Place of Operational Services Directorate must be consulted with regard to the requirements of the

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Food Safety (General Food Hygiene) Regulations 1995 and the Health and Safety at Work Etc. Act 1974.

- 7. The applicant should consult Building Control at Rother District Council with regard to the provision of adequate means of escape in case of fire and necessary fire precaution works. Please contact the Building Control Team on: 01424 787670 or buildingcontrol@rother.gov.uk for further information.**
- 8. All food businesses must be registered with the Food; Health & Safety Team at least 28 days prior to the commencement of trading. Please contact the Food; Health & Safety Team on: 01424 451078 or foodsafety@hastings.gov.uk for further information.**
- 9. Please display clear and prominent signs requesting customers to 'Please consider our neighbours and leave the area quickly and quietly'.**
- 10. The applicant is advised that any external lighting is likely to require planning permission. You are requested to contact Hastings Borough Council Planning Department for advice in advance of such works taking place on site. Email DCEnquiries@hastings.gov.uk for further information.**
- 11. The applicant is advised to contact the East Sussex County Council Highways Contact Centre on 0345 60 80 193 to discuss the provision of disabled parking bays in close proximity to the venue.**

125. PLANNING APPEALS AND DELEGATED DECISIONS

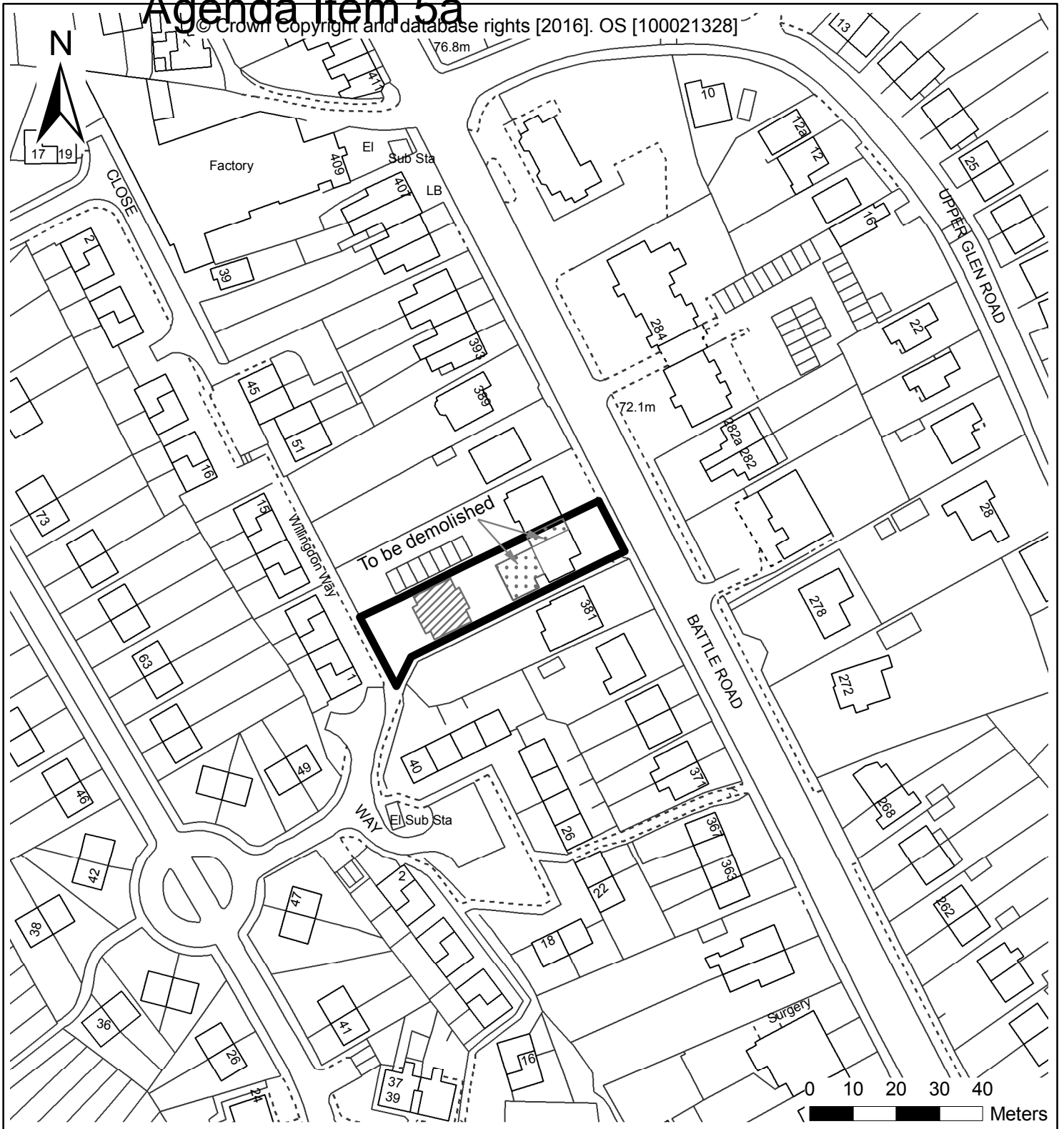
Mr Batchelor, Principal Planner reported that one planning appeal had been allowed but none received or had been dismissed. He also reported on the number of delegated decisions.

All matters had arisen between 15th August to 9th September 2016.

(The Chair declared the meeting closed at. 7.04 pm)

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Agenda Item 5a



Offices and Premises
383 Battle Road
St Leonards-on-sea
TN37 7BE

Demolition of existing garage and rear extension and erection of 2 no 4 bedrooomed semi detached dwellings in the rear grounds of the property.



Assistant Director Housing & Built Environment
 Hastings Borough Council,
 Aquila House, Breeds Place,
 Hastings, East Sussex TN34 3UY
 Tel: 01424 451090
 email: dcenquiries@hastings.gov.uk

Date: Oct 2016

Scale: 1:1,250

Application No. HS/FA/15/00474

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Report to: PLANNING COMMITTEE

Date: 19 October 2016

Report from: Assistant Director of Housing and Built Environment

Application Address: **Offices and Premises, 383 Battle Road, St Leonards-on-sea, TN37 7BE**

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**

Recommendation: **Grant Full Planning Permission**

Ward: HOLLINGTON
File No: BA90383
Applicant: Hastings and Rother Voluntary Association for the Blind per Asset Construction Consultants 1
Dittons Mews St Leonards on Sea TN38 9TQ

Interest: Freeholder
Existing Use: Curtilage of No. 383 Battle Road

Policies
Conservation Area: No
Listed Building: No

Public Consultation
Adj. Properties: Yes
Advertisement: Yes - General Interest
Letters of Objection: 1
Petitions Received: 1

Application Status: Not delegated - Petition received

Site and Surrounding Area

The site consists of a large semi detached premises on the west side of Battle Road. The property was originally detached however is now attached to No. 385 following the erection of a side extension in the 1980s. In the 1970s the premises was also extended to the rear with the addition of a large flat roof extension. The premises is set back from the highway with a large area of parking to the front. Due to the topography of Battle Road No.385 is sat in a higher position than No. 383 and 381. The site also rises to the rear with the properties in

Willingdon Way being at a higher ground level than those in Battle Road. To the left of the site is a public right of way (Hastings 43) that leads through to Willingdon Way. There is also a passage way to the rear of the site however, this is not an adopted public right of way. Along the boundary with the public right of way and along the rear boundary, there is a mix of metal railings and brick wall of approx 1.8 m in height. Behind the site are the single storey properties in Willingdon Way. In close proximity to the site at the rear of 393 Battle Road, there is a similar development to that proposed in this instance which was approved in the 1970s.

The main premises on site at No. 383 has previously been used as an office premises and this use is proposed to continue.

The surrounding area is made of a mixture of architectural styles and scale of properties. The immediately adjacent properties (Nos 385-381) are more traditional in style, whereas the properties in the wider area are more modern with a mix of bungalows, flats and single dwelling houses.

Constraints:

- High Pressure Pipeline Buffer Zone
- Public Right of Way adjacent to the site.

Proposed development

This is a fully detailed application. The proposal is for the erection of a pair of 2 storey, 4 bed roomed semi detached dwellings within the curtilage of No. 383 Battle Road. To facilitate the erection of these dwellings, it is proposed to demolish an existing garage and the flat roof rear extension presently serving No. 383. Access to the site will be via Battle Road. Amended plans have been received to hip the roofs on either side and relocate the bin store positions.

The application is supported by the following documents:

- Plan - 14-3119-03C
- Plan - 14-3119-02D
- Design and Access statement
- Ecology Statement

Relevant Planning History

- | | | |
|---|---------------------------|---|
| - | HS/FA/76/00389
Granted | Erection of rear extension to form new dancing studio.
07/09/1976 |
| - | HS/74/00468
Granted | Change of use of part of the ground floor from private dwelling into children's dance studio.
29/05/1974 |
| - | HS/FA/87/00326
Granted | Change of use of premises to meeting hall for blind association
19/06/1987 |

- HS/FA/87/00892 Erection of single storey side extension and internal alterations
Granted 07/12/1987
- HS/OA/88/00498 Erection of block of five warden care flatlets
Refused 01/08/1988
- HS/OA/83/00387 Erection of two storey building comprising of seven flats
Granted 28/09/1993

Development Plan Policies and Proposals

Hastings Local Plan – Planning Strategy (2014)

FA1 - Strategic Policy for Western Area

SC1 - Overall Strategy for Managing Change in a Sustainable Way

H2 - Housing Mix

H3 - Provision of Affordable Housing

T3 - Sustainable Transport

Hastings Local Plan – Development Management Plan (2015)

LP1 - Considering Planning Applications

DM1 - Design Principles

DM3 - General Amenity

DM4 - General Access

DM6 - Ground Conditions

National Planning Policy Framework (NPPF)

The NPPF states that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Para 14 sets out a general presumption in favour of sustainable development and states that development proposals which accord with the development plan should be approved without delay. Three dimensions of sustainability given in paragraph 7 are to be sought jointly:

economic (by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation); social (providing housing, creating high quality environment with accessible local services); and environmental (contributing to, protecting and enhancing natural, built and historic environment) whilst paragraph 10 advises that plans and decisions need to take local circumstances into account, so they respond to the different opportunities for achieving sustainable development in different areas.

To achieve sustainable development, economic, social and environmental gains should be sought jointly.

Paragraph 12 of the NPPF states that, "This National Planning Policy Framework does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up to date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise."

Paragraph 14 of the NPPF states, "At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking."

Specific to decision-taking, the NPPF states that this means:

- Approving development proposals that accord with the development plan without delay; and
- Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in the Framework indicate development should be restricted."

Paragraph 17 sets out 12 Core Planning Principles which include a requirement that planning should:

- 'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;'

Paragraph 49 of the NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of deliverable sites. Where policies are considered out-of-date planning permission should be granted unless the adverse impact significantly and demonstrably outweighs the benefits when assessed against the NPPF as a whole, or if specific policies in the NPPF indicate development should be restricted (paragraph 14).

Paragraph 58 of the National Planning Policy Framework States, "..Planning policies and decisions should aim to ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion;

and

- are visually attractive as a result of good architecture and appropriate landscaping."

Paragraph 187 of the NPPF states that, "Local planning authorities should look for solutions rather than problems, and decision takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work pro actively with applicants to secure developments that improve the economic, social and environmental conditions of the area."

Paragraph 197 of the NPPF states that "in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development."

Planning Practice Guidance

Design - Paragraph 026 states that 'decisions on building size and mass and the scale of open spaces around and between them, will influence the character, functioning and efficiency of an area. In general terms, too much building mass compared with open space may feel overly cramped and oppressive, with access and amenity spaces being asked to do more than they feasibly can. Too little and neither land as a resource or monetary investment will be put to best use'.

Details of Consultations

Southern Water - No objection subject to condition

ESCC Flood Risk Management Team - No objection subject to condition

Representations

In respect of this application 93 neighbouring properties were consulted, a site notice was displayed and an advert was placed in the local paper. In response to this 1 letter of objection was received and a petition with 13 signatures was submitted.

The concerns within these letters relate to:

- Loss of privacy
- Loss of light
- Disruption during building phase

These concerns are discussed in more detail within the report below.

Planning Considerations

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise".

Layout and Design

The total site area is 0.08 hectares with the main focus of the development being confined to the rear section of the site. The proposed dwellings are shown to be 13.5 metres in length, 5.5 metres each in width (11m in total) and approximately 7.7 metres in height to the ridge. The dwellings are shown to be 12 metres from the rear boundary, 0.95 metres from the side boundaries of the site and approximately 19 metres from the rear of 383 Battle Road.

The units are shown to be two storey and are to be finished in brick and cladding with a concrete tile roof. The dwellings are shown to be of a relatively modern design with projecting gables to the front and rear.

Loss of existing use

Policy E1 of the Hastings Planning Strategy requires that land and premises currently, or last used for employment purposes – including B1, B2 & B8 or any of a use of a similar character not falling within a specified use class - will be retained in such use unless it is demonstrated that there is no reasonable prospect of their continued use for employment purposes or it would cause serious harm to local amenities. As stated above the premises at No. 383 Battle Road is to be retained with the development being contained within the rear of the site. The curtilage of No. 383 and the rear extension are presently not used and as a result are in a poor condition. As it is proposed to retain the existing employment premises on site, it is considered that the proposal meets the requirements of this policy and as such is considered acceptable.

Impact on Character and appearance of area

Scale and appearance of the proposal

Within the Hastings Development Management Plan, it states that, when development takes place it is important that it has regard for local character and achieves a good standard of design. It goes on to state that allowing some flexibility in the form a development might take can sometimes result in a more imaginative and innovative scheme being built.

As shown on the submitted elevation plan (14-3119-03B) there are groundworks proposed as part of the development. As a result of these works, the ground levels of the dwellings are shown to be positioned lower in part than the existing ground level of the site. This has been proposed with the aim of lessening the visual bulk of the new dwellings when viewed from the neighbouring properties. As a result of these ground works, the proposed dwellings are shown to be a maximum of 70cm taller than the single storey dwelling at the rear and 30cm taller than the ridge height of No. 383 Battle Road. When taking into account the topography of the site and the distance between the existing premises and the development exceeding 19m, it is considered that the development would not appear overbearing or overly dominant within the site.

The proposed materials and finishes of the dwellings are detailed to be facing brick (brown/red) and fibre cement cladding (White) with concrete tiles (brown/red). These materials are similar to those at 282 Battle Road directly opposite the site. When viewing the proposal within the context of the immediate neighbours to the site, it is apparent that there is little reflection of the architectural character of the No. 385 or 381 Battle Road. However, when viewed within the wider street scene, it is considered that due to the mix of dwellings and architectural styles, the proposal is acceptable.

Impact on the Streetscene

When viewing the site from Battle Road it is apparent that due to the scale of the existing premises at No.383, the new dwellings will be, in the majority, screened from the street scene. There will be glimpses visible between the existing properties, when travelling along Battle Road, however, these will be minimal and unobtrusive. Similarly the site will also be visible when travelling along the public right of way adjacent to the site and the passageway at the rear. Although from these locations the development will be clearly visible due to the retention of the existing boundary wall, there will be a high level of screening. Taking these factors in to account, it is considered that there would not be an unacceptable impact on the existing street scene.

Living Environment

Policy DM3 of the Hastings DMP 2015 states that, in order to achieve a good living standard for future users of proposed development and its neighbours, it should be demonstrated that amenity has been considered and appropriate solutions have been incorporated into schemes. This Policy goes on to state that dwellings with 4 bedrooms require a minimum internal floor area of 106m².

The Department for Communities and Local Government also recently produced Technical Guidance for Space Standards (TGSS). These standards require that the minimum internal floor area for a 4 bedroom, three storey unit is 103m².

Having calculated the floor area for the dwelling, it is apparent that the proposed unit meets these requirements and as such is considered to provide an acceptable level of internal floor area.

Point (g) of Policy DM3 of the Hastings DM Plan states that appropriate levels of private external space are included, especially for larger homes designed for family use (dwellings with two or more bedrooms). In respect of proposed family dwellings, the Council would expect to see the provision of private garden space (normally at the rear), of at least 10 metres in length. In this instance the proposed curtilage to the rear of the new dwelling is shown to be 12 metres in length to the rear of the dwelling and 10.5 metres to the front. The proposed development, therefore, meets the requirements of this policy

Impact on Neighbouring Residential Amenities

Policy DM3 of the Hastings DM Plan states that in order to achieve a good living standard for future users of a proposed development and its neighbours, it should be demonstrated that amenity has been considered and appropriate solutions have been incorporated into schemes. This policy goes on to state that permission will be given for development where the use of the scale, form, height, mass and density of any building or buildings, reduces or avoids any adverse impact on the amenity (privacy, overshadowing, loss of daylight) of neighbouring properties. As stated above concerns have been raised by the residents at No. 381 in terms of loss of light, and loss of privacy. These concerns are acknowledged and have been considered as part of the application.

With regards to the potential for overlooking, the proposed dwellings are located a sufficient distance from existing properties to the front and rear to ensure there are no harmful levels of overlooking. Oblique views of neighbouring gardens from first floor windows of residential properties is a typical form of development in an urban area such as this. Therefore, whilst there may be oblique views into neighbouring gardens from the proposed front and rear elevations these are not direct views, harmful or uncharacteristic of the area. No side elevation windows are proposed at first floor level and a condition is attached to remove rights to add side windows. Taking this into account, it is considered that the proposed development would not have an unacceptable impact in terms of loss of privacy or overlooking and as such is considered acceptable. The position of the proposed buildings is such that they will be sufficiently removed to ensure there is no loss of light into neighbouring dwellings.

Ecology

This application is supported by a Preliminary Ecology Report carried out by The Ash Partnership dated July 2015. This report has advised that a walkover survey of the site was carried out on the 23rd June 2015 to provide an extended phase 1 habitat survey. Within this report, it states that there are no signs of badgers within the site and there is only the potential for breeding birds. The appraisal concludes that no additional surveys are considered necessary to accompany the application; however, various mitigation measures are suggested to enhance the level of biodiversity within the site following the development.

Highway Safety/Parking

Included within this development is the provision for onsite parking for 4 vehicles. Having carried out the assessment using the car parking demand calculator provided by East Sussex County Council it is apparent that the suggested provision for a development such as this is 5.40 spaces. Although the onsite provision falls below this figure, it is considered that due to the level of on street parking available along Battle Road, there is adequate alternative parking within close proximity to the site. Taking this into account it is considered that, on balance, the parking provision is acceptable and meets the requirements of Policy DM4 of the Hastings DM Plan.

As shown on plan 14-3119-02D the access to the development is via a shared driveway from Battle Road. The large parking area is accessed via a wide dropped kerb that spans the full width of the site. Along the side boundaries at the front of the site there is a low level wall and open railings with a hedge. Having stood in the site facing Battle Road there is clear and open visibility on to the Highway. Taking this in to account, it is considered that the access is acceptable and also meets the requirements of Policy DM4.

Drainage

As part of this submission, the agent has completed the SUDs toolkit in relation to the provision of sustainable urban drainage systems on site. Having reviewed the SUDs report generated from this toolkit it is apparent that there is a requirement to provide 2 treatments on site. Presently no details have been provided of the proposed methods for providing SUDs on site. Although this is not ideal, it is considered that as the proposed development site is not within a designated flood zone, this level of information could be required as part of a condition and assessed prior to commencement in conjunction with ESCC and Southern Water.

Affordable Housing and other contributions

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. In light of this, the Planning Authority is unable to seek an affordable housing contribution in relation to this application.

Conclusion

Taking the above in to account, it is considered that the proposed development by virtue of its design, size and scale would have an acceptable impact on the character of the existing street scene and the amenity of the surrounding residents. The development is therefore considered to comply with the development plan in accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004 which states:

"If regard is to be had to the development plan for the purpose of any determination to be

made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise”.

The Human Rights considerations have been taken into account fully in balancing the planning issues.

Recommendation

Grant Full Planning Permission 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
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 (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 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.
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.
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.

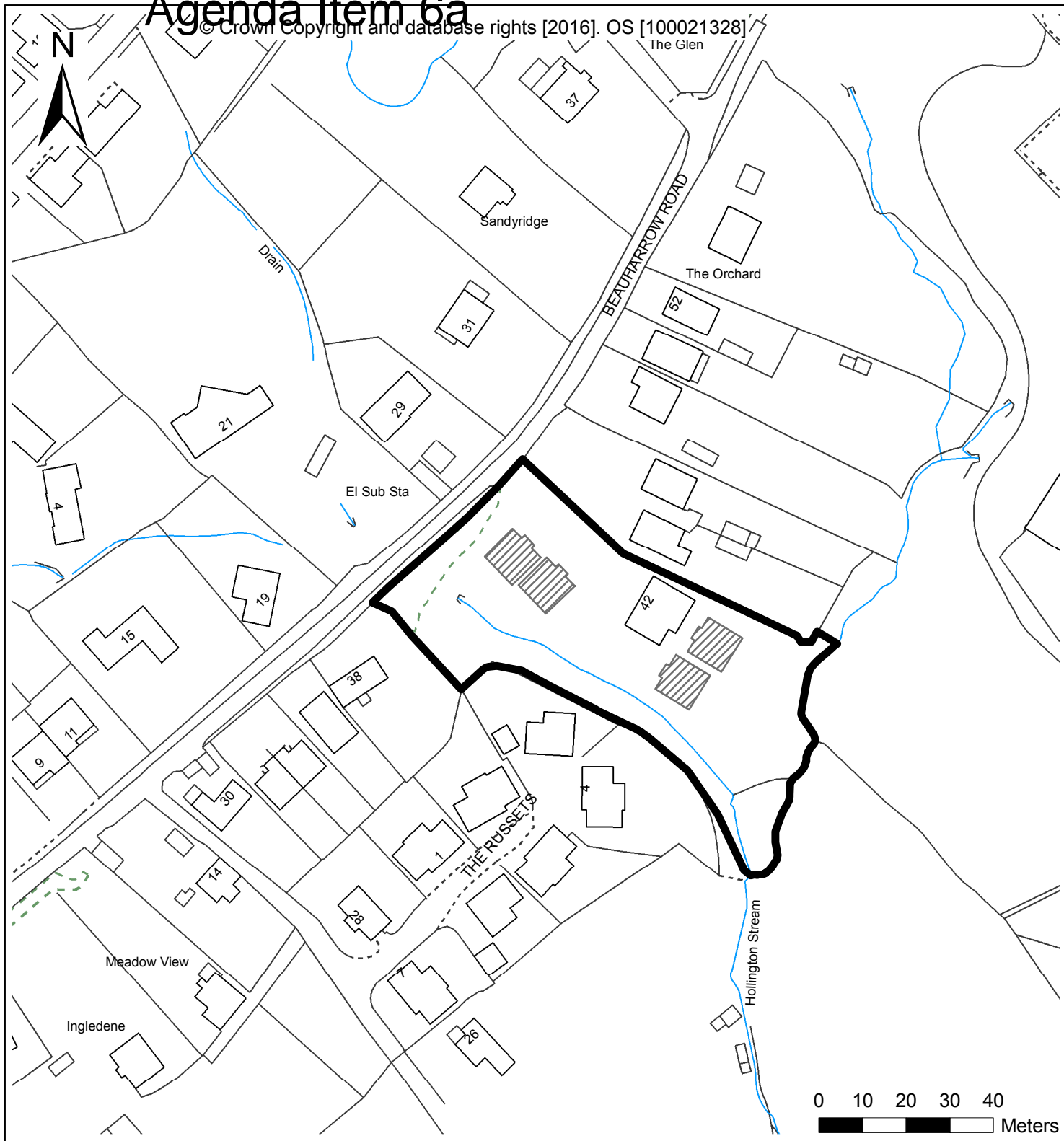
Officer to Contact

Mrs E Meppem, Telephone 01424 783288

Background Papers

Application No: HS/FA/15/00474 including all letters and documents

Agenda Item 6a



**42 Beauharrow Road
St Leonards-on-sea
TN37 7BL**

Redevelopment of site with 8no. semi-detached houses



Assistant Director Housing & Built Environment
Hastings Borough Council,
Aquila House, Breeds Place,
Hastings, East Sussex TN34 3UY
Tel: 01424 451090
email: dcenquiries@hastings.gov.uk

Date: Oct 2016

Scale: 1:1,250

Application No. HS/OA/16/00321

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Report to: PLANNING COMMITTEE

Date: 19 October 2016

Report from: Assistant Director of Housing and Built Environment

Application Address: 42 Beauharrow Road, St Leonards-on-sea, TN37 7BL

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

Application No: HS/OA/16/00321

Recommendation: Grant Outline Planning Permission

Ward: ASHDOWN
File No: BE28042V
Applicant: Mr & Mrs Dean per Pump House Designs Pump House Yard The Green SEDLESCOMBE, East Sussex. TN33 0QA

Interest: Owner
Existing Use: Dwellinghouse

Policies
Conservation Area: No
Listed Building: No

Public Consultation
Adj. Properties: Yes
Advertisement: Yes - General Interest
Letters of Objection: 5
Petitions Received: 0

Application Status: Not delegated - More than 2 letters of objection received

Summary

This is an outline application for the approval of 8 new houses. Apart from some changes to the indicative appearance of the proposed house (which are not being approved at this stage), the scheme is exactly the same as that presented to the Planning Committee under application HS/OA/14/00901. This application was approved by the committee and was only refused due to the applicant not subsequently completing the legal agreement that was required at the time.

The report below reflects the assessment of the previous application whilst taking into account newly identified constraints and the objections raised as part of this new proposal.

The development is ultimately recommended for approval subject to conditions.

Site and Surrounding Area

The application site relates to 42 Beauharrow Road, which is a large, detached, two-storey single house. The existing house sits within a very large plot and is set much lower than the unadopted road from which it is served. There is a sloped access from Beauharrow Road into the site and a stream runs along the south-western boundary which leads into the Hollington Stream to the east of the site. Because of the Hollington Stream, part of the application site falls within an identified Flood Risk Zone.

Aside from the house, access and large turning area, the site remains mostly undeveloped as a mixture of formal private garden space and unkempt natural space. The eastern end of the site extends into a designated Local Wildlife Site and preserved woodland. The site also adjoins a designated Ancient Woodland.

Given the lower level of the site compared with its surroundings and its relatively natural secluded character, the site is well screened.

The following other constraints have been identified:

- Risk of surface water flooding
- Adjoining area of Council owned land to the south east
- 2km buffer of a high pressure gas pipeline
- 250m buffer of a historic landfill

Proposed development

This is an outline planning application for the demolition of the existing property and the erection of 8 houses (as four semi-detached pairs). As the application is for outline planning permission, the applicant has chosen to seek approval of the access only with appearance, landscaping, layout and scale all as reserved matters. The information submitted in respect of these reserved matters is therefore indicative only but it is useful in establishing whether the principle of the development is acceptable.

The application is identical to an outline planning application that was resolved to be approved in 2015 (HS/OA/14/00901). Unfortunately that application was ultimately refused as the applicant did not complete their legal agreement for affordable housing within the approved committee deadline. The last planning applications for the site were otherwise submitted in the 1980s.

The application is supported by the following documents:

- Drawings
- Flood risk assessment
- Ecology report
- Tree report

Relevant Planning History

HS/OA/14/00901 Erection of 8 no. semi detached dwellings. (outline application)
Refused 27 January 2016

HS/OA/87/00178 Erection of house and garage
Refused 12 June 1987 and Appeal Dismissed 10 June 1988

National and Local Policies

Hastings Local Plan – Planning Strategy (2014)

DS1 - New Housing Development
FA1 - Strategic Policy for Western Area
SC1 - Overall Strategy for Managing Change in a Sustainable Way
SC3 - Promoting Sustainable and Green Design
SC4 - Working Towards Zero Carbon Development
SC7 - Flood Risk
EN2 - Green Infrastructure Network
EN3 - Nature Conservation and Improvement of Biodiversity
EN4 - Ancient Woodland
EN6 - Local Wildlife Sites
H1 - Housing Density
H2 - Housing Mix
T3 - Sustainable Transport

Hastings Local Plan – Development Management Plan (2015)

LP1 - Considering Planning Applications
DM1 - Design Principles
DM3 - General Amenity
DM4 - General Access
DM5 - Ground Conditions
DM6 - Pollution and Hazards
HN8 - Biodiveristy and Green Space

Other Policies/Guidance

Sussex Air Quality and Emissions Mitigation Guidance 2013

National Planning Policy Framework (NPPF)

The NPPF states that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Para 14 sets out a general presumption in favour of sustainable development and states that development proposals which accord with the development plan should be approved without delay.

Three dimensions of sustainability given in paragraph 7 are to be sought jointly: economic (by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation); social (providing housing, creating high quality environment with accessible local services); and environmental (contributing to, protecting

and enhancing natural, built and historic environment) whilst paragraph 10 advises that plans and decisions need to take local circumstances into account, so they respond to the different opportunities for achieving sustainable development in different areas.

Consultations comments

The **Waste Management Officer** has no comments.

The **Principal Environmental Health Officer** has no comments.

Natural England has no objection to the development in terms of impact on statutorily protected sites. They provide guidance in relation to the impact on protected species, impact on landscape and biodiversity enhancements.

The **Estates Manager** has no comments on this application.

The **Forestry Commission** has no comments.

Scotia Gas Networks has raised no objection but provided guidance on development near gas mains.

The **Local Highway Authority** has raised no objection subject to a condition securing off-street parking. They note that the road is privately owned but do not consider that the proposed development will generate enough traffic to have any significant impact and, although additional visitor parking space would be ideal, they are not concerned about overspill parking.

The **Environment Agency** has no objection to the proposal but states consultation with the Lead Local Flood Authority is required.

The **Lead Local Flood Authority** has raised no objection subject to drainage condition and an informative about layout changes and the requirement for Ordinary Watercourse Consent.

Southern Water has no comments.

The **Environment & Natural Resources Manager** has no comments.

The **Borough Arboriculturalist** has no objection subject to conditions regarding tree protection and landscaping. Although an outline application, the officer notes that the applicant has shown a successful layout that manages to retain the most valuable trees on site.

Representations

5 letters of objection have been received raising the following concerns:

- Increased traffic and access issues
- Insufficient parking
- Damage to unadopted private road
- Drainage and flooding
- Construction issues - traffic, access, noise, etc.
- Loss of wildlife
- Noise and disturbance from additional houses
- Waste collection issues
- Impact on stream through site
- Development out of character with surrounding houses
- Accuracy of submitted drawings
- Ensuring that recommendations and conditions from previous application are reused
- Impact on neighbouring residential amenities
- Loss of private garden space

Objections have also referred to the devaluing of existing properties. This is not a material consideration, therefore, has not been taken into account when assessing the planning application.

Determining Issues

Principle

Policy LP1 of the Hastings Local Plan - Development Management Plan (2015), paragraph 4.3 of the Hastings Local Plan – Planning Strategy (2014) and paragraph 14 of the NPPF set out a presumption in favour of sustainable development. The site is within a sustainable location with reasonable/good access to public transport, shops, services and facilities and as such the development is considered acceptable in principle subject to other local plan policies.

As explained above this is an application for outline planning permission with all matters apart from access reserved. The main considerations are, therefore, the principle of the development and the suitability of the access. In determining the principle of the development, it will be necessary to consider the impact on the character of the area, the impact upon neighbouring residential amenities, parking and highway matters, impact on protected species and ecological designations, impact on trees and flood risk.

Impact on the character of the area

The applicant has indicated that the appearance, layout and scale of the development are reserved matters. The submitted information is, therefore, indicative but, in reality, it is not considered that there are many other ways to arrange the proposed amount of development on site. This is especially true when ensuring sufficient access, parking, amenity space and a buffer with trees and wildlife also have to be provided whilst protecting neighbouring amenities. In this respect, the submitted information is useful in assessing the potential impact on the character and appearance of the area.

As explained above, the proposed development site sits lower than Beauharrow Road and is lower than neighbouring properties no.38 and those at The Russets. The site sits closer to the land level with the properties to the north but, given the change in levels from the road and the fact the site is relatively well-screened, any development at the site is unlikely to be prominent. Therefore, there is more flexibility when it comes to using this site efficiently and effectively. That being said, the proposed density in this instance is approximately 20 dwellings per hectare. Compare this with the new development at The Russets, which is approximately 19 dwellings per hectare, and the fact that new development should try to achieve at least 30 dwellings per hectare (in accordance with policy H1 of the HPS), the proposed development is not an intensive use of the site.

Despite concerns about the density of the development being out of character with the otherwise quite low density of the surrounding area, the above shows this is simply not the case. The development is more dense but a good balance has been struck between maintaining the very low density of the area and the Borough's planning policy aspirations to ensure that proposals make full and effective use of the land.

Properties in the area are a mixture of two-storey dwellings, bungalows and chalet bungalows. Properties are predominantly detached but there are a number of semi-detached pairs. The proposed development will add to the types of dwellings on offer by introducing more semi-detached pairs. This will help in diversifying the neighbourhood and creating a mixture of property types.

The indicative design of the proposed houses has changed since the previous submission. In the previous application it was stated that the design:

"...follows a pattern similar to that seen in some new developments elsewhere in town - i.e. Seacrest View and the new development at Pennine Rise. The design is unambitious and I believe that more effort should be made to create distinctive semidetached pairs which reflect the relative suburban and well secluded natural surroundings. As the appearance of the buildings is indicative at this stage they are not being approved and there is an opportunity for the appearance to be revised and submitted as part of any reserved matters application."

Although still indicative, the design of the houses has changed in this application. The main difference is that the roof form has changed from an uneven gable/hip design to a fully hipped roof which creates a more harmonious semi-detached pair. This one change softens the impact of the building and makes the scale and form acceptable for the location. The applicant is still encouraged to consider a more contemporary design that draws from the semi-rural woodland character for the detailed design stage but this one change shows that an acceptable development can be achieved on site.

Other concerns have related to the general increase in activity in the area, including increased vehicular movements. There have been worries that such increases in activity would change the local character for the worse. It is true that Beauharrow Road is a quiet area of town but nonetheless, it is part of the Borough's urban area and a certain level of activity is to be expected. Although the development will increase the local population very slightly and result in a small increase in traffic movements, it cannot be accepted that this would be to the detriment of local character. Whilst the proposal will certainly change the relationship of the site with existing surrounding development, it has a low density and is for residential use, and it is not considered that an increase in development at the site of this small scale warrants a refusal.

The applicant has provided sufficient information to show that 8 houses can be provided on site without causing harm to local character and achieving an appropriate layout. The proposal would comply with policies SC1, H1 and H2 of the HPS and policy DM1 of the DMP.

Impact on neighbouring residential amenities

The proposed development is suitably distanced from surrounding properties to cause no harm from loss of light, overshadowing or from being overly dominant. The main concerns from local residents relate to noise and disturbance and the impacts of overlooking.

With regard to noise and disturbance, as described above it is not considered that the development is of a sufficient size to have a significant change in its relationship with the surrounding area. Development would be well spaced from existing properties and the existing topography and natural screening should provide some protection to any increase in day-to-day household noise.

It is accepted that the number of vehicle trips along the boundary with 44 Beauharrow Road will increase but a section of acoustic fencing will help alleviate this. This can be secured by condition but will need to be discussed to ensure the provision of the fencing doesn't result in the loss of any natural screening.

In terms of overlooking the indicative layout can be split into two sections - plots 1-4 and plots 5-8.

Plots 1-4 run at right angles to the existing houses on Beauharrow Road, however, there is a minimum of 20m from plots 1-4 to 44 Beauharrow Road and a minimum of 36m to 38 Beauharrow Road. These distances will ensure that there is no harm from overlooking in planning terms but the boundary screening and changes in levels will add to the level of protection from overlooking.

Plots 5-8 have caused concern to the residents at 44 Beauharrow Road. Although the layout is indicative, it is unlikely to change significantly so a decent assessment of the impact on the neighbouring property can be made. The new plots are intended to be set further back into the site when compared with the existing house to be demolished. That being said, none of the houses in plots 5-8 are orientated towards the neighbouring property and any side elevation windows that would cause any overlooking could be conditioned to be obscure glazed and fixed shut. Given this, the level of additional protection that would be afforded by existing natural screening and new planting and fencing that could be secured by condition, it is not considered that there will be any overlooking or adverse harm to the amenity of no.44.

It is acknowledged that the submitted plans do not show the correct design of 44 Beauharrow Road - because the applicant has taken the outline of the property from the Ordinance Survey records which doesn't account for the extensions that have been added - but it is clear from the site visit that an acceptable relationship with no.44 can be achieved.

Some noise and disturbance during construction is inevitable but this can be minimised by restricting working hours and the submission of a construction management plan which should be followed during construction. Both can be secured by condition.

I consider that the proposed development will not result in any harm to neighbouring residential amenities. It complies with policy SC1 of the HPS and policy DM3 of the DMP.

Access, parking and highway safety matters

The highways impacts of the development are possibly the most contentious. Beauharrow Road is an unadopted road with some poorly constructed sections and issues relating to drainage. Any new development can cause worry.

In this particular instance, the Local Highway Authority (LHA) have raised no objection. As stated by the LHA in the previous application, this is a private road with highway rights and as such vehicles are allowed to access the site. The main considerations would be whether adequate parking is being provided so that the access roads (in this instance Beauharrow Road and the access into the site) are not blocked and whether the public highway (Battle Road) can be accessed safely. In this particular instance the amount of development - an additional 7 units over the existing 1 - is likely to generate up to 50 daily trips, which would be approximately 3-4 additional vehicle movements during peak times. The LHA do not consider this to be severe in terms of highway impact. Cars will still be able to pass safely on Beauharrow Road and the junction with Battle Road is acceptable.

Given the comments of the LHA, the access is not considered to cause any harm to highway safety or restrict vehicular (including emergency vehicular) access and the parking provision proposed on site is acceptable.

Concerns are shared with local residents about the quality of the access' construction. Indeed, applications for development in this area have been refused in the past because the access was not suitably constructed. Fortunately for the applicant, the default position is not to refuse applications on unadopted roads outright as the roads themselves can be improved. Therefore, in this instance, it is recommended that a condition is added to any consent requesting that Beauharrow Road is upgraded - between the access to the site and Battle Road - to an appropriate standard, including appropriate drainage.

The LHA recommend a condition that parking should be provided as per the submitted drawings. However, as this is an outline application and the layout of the development is not being approved, this condition is not considered appropriate and the final parking layout will be shown in the reserved matters application.

Subject to appropriate conditions the proposed development would comply with policy DM4 of the DMP.

Ecology and trees

The application site extends into a Local Wildlife Area on its southeastern boundary which adjoins an area of Ancient Woodland. The site also includes a number of mature trees. It is important to reiterate that the submitted application is in outline form, so matters such as the layout of the development are subject to change. Notwithstanding this, the applicant has demonstrated that a development can be compatible with these existing constraints.

Firstly, the applicant has shown that trees within the site will be retained. This is good for maintaining the site's natural screening and woodland character.

In terms of the Ancient Woodland, the applicant has followed standing advice from Natural England and a 15m boundary would be maintained between any development and the woodland itself. This will ensure protection of the woodland. A condition is recommended ensuring that no development can take place within the identified buffer zone to ensure protection in perpetuity, especially from permitted development rights. This buffer will also ensure protection of the Local Wildlife Site.

The applicant has identified that the site has ecological potential and that it is adjacent to an important wildlife area. Unfortunately, they have not identified the adjacent area as a Local Wildlife Site but this does not change anything. An appropriate survey of the site has been carried out and its conclusions remain valid.

The ecology report has investigated many types of protected species and concluded that no protected species will be harmed by the development. There was an absence of most species but the report identifies that there is potential for reptiles to be present. Recommendations on how to avoid reptiles inhabiting the site are referenced in the report as well as mitigation measures to avoid harm to protected species during construction. The submitted report also makes a number of recommendations in terms of biodiversity enhancements. These recommendations should be incorporated into the final design and this can be secured by condition.

The proposed development is considered to comply with policies EN2, EN3, EN4 and EN6 of the HPS and HN7 and HN8 of the DMP.

Flood Risk

The site is within Flood Risk Zones 2 and 3 - this relates to the Hollington Stream which runs along the south-eastern boundary. There is also a stream running along the southern boundary of the site. These constraints prompted a requirement for a flood risk assessment which has been submitted by the applicant.

The report ultimately identifies that the proposed development will not be at risk of flooding but states that appropriate drainage will need to be put in place to control surface water run-off from the site as water impermeability will increase by 90%. It also suggests that finished floor levels are set higher than surrounding floor levels and that flow paths are created to control surface water flows during extreme rainfall.

Following consultation with the Environment Agency and the LLFA, these matters can be addressed by condition or in the reserved matter details. The LLFA's requirement for minor layout changes to safeguard the stream running through the site, can also be achieved at the reserved matters stage.

The proposal is therefore considered to comply with the requirements of policy SC7 of the HPS.

Air Quality and Emissions

Having regard to guidance contained within 'Air Quality and Emission Mitigation' 2013 produced by Sussex Air Quality Partnership, the proposed development will not exceed statutory guidelines for airborne pollutants and Environmental Health Officers have no objection in this respect. No external lighting is proposed and residential amenities are not harmfully affected. The development will not give rise to ground or surface water pollutants and conditions are attached which require details of surface and foul water drainage. The development is, therefore, in accordance with Policy DM6 of the Hastings Development Management Plan (2015).

Other

The applicant has identified that the access into the site will be at least 4.5m wide. The car parking area for the development also will act as an appropriate turning head. Therefore it is not considered there will be a problem with refuse collection but the proposed communal refuse storage spaces need to be reconsidered. There is no reason why bins cannot be stored at each property. Such details can be secured by condition.

The proposed development makes no reference to policies SC3 and SC4 of the HPS and the requirement for new development to be sustainably designed. Although the lack of detail is disappointing, green and sustainable design measures can be secured by condition and shown in the reserved matter details.

The proposed development is not subject to affordable housing following Government guidance concerning schemes of fewer than 10 units.

The site is in a historic landfill buffer. In accordance with guidance from Environmental Health, an appropriate note to the applicant about the potential for land contamination is recommended below.

Scotia Gas Networks have raised no objection. Their information confirms that there will be no harm to the local gas network and the proposed development is not large enough or close enough to have any impact on the high pressure gas pipeline.

Conclusion

These proposals comply with the development plan in accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004 which states:

"If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise".

The Human Rights considerations have been taken into account fully in balancing the planning issues.

Recommendation

Grant Outline Planning Permission 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 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.
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.
- h) Use of protective fences, exclusion barriers and warning signs.

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.
- 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.
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.
4. A formal application for connection to the public foul sewerage system 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.
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.
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.

Officer to Contact

Mr S Batchelor, Telephone 01424 783254

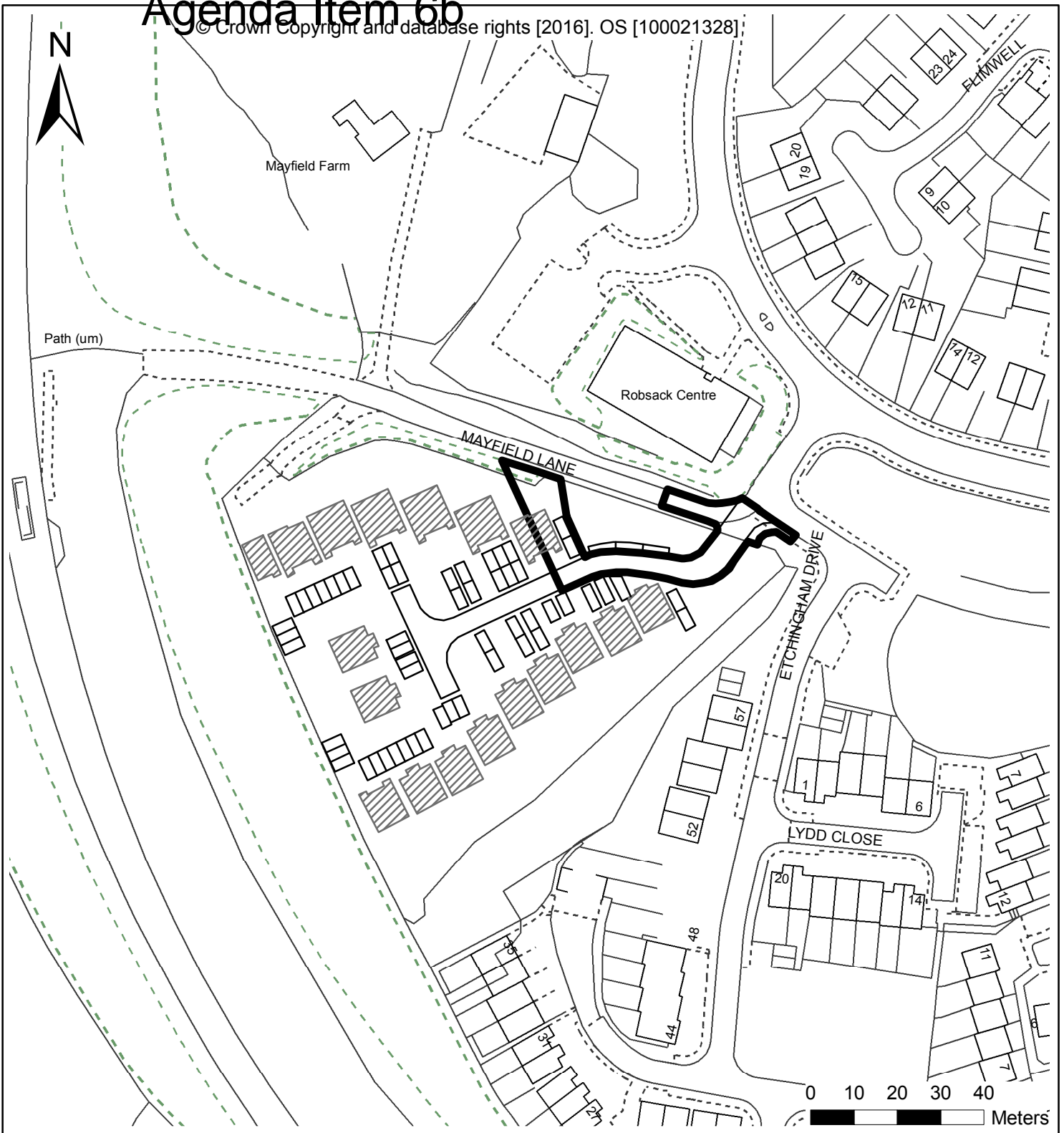
Background Papers

Application No: HS/OA/16/00321 including all letters and documents

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Agenda Item 6b

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Mayfield J
Mayfield Lane
St Leonards-on-sea

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)



Assistant Director Housing & Built Environment
 Hastings Borough Council,
 Aquila House, Breeds Place,
 Hastings, East Sussex TN34 3UY
 Tel: 01424 451090
 email: dcenquiries@hastings.gov.uk

Date: Oct 2016

Scale: 1:1,250

Application No. HS/FA/16/00562

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Report to: PLANNING COMMITTEE

Date: 19 October 2016

Report from: Assistant Director of Housing and Built Environment

Application Address: **Mayfield J, Mayfield Lane, St Leonards-on-sea**

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**

Recommendation: **Grant Full Planning Permission**

Ward: HOLLINGTON

File No: CR80000X

Applicant: Park Lane Homes (South East) Ltd. per Town & Country Planning Solutions Sandhills Farmhouse Bodle Street Green Hailsham BN27 4QU

Interest: Owner/Developer

Existing Use: Vacant with residential permission

Policies

Conservation Area: No

Listed Building: No

Public Consultation

Adj. Properties: Yes

Advertisement: Yes - General Interest

Letters of Objection: 3

Petitions Received: 0

Application Status: Not delegated - More than 2 letters of objection received

Site and Surrounding Area

The site, known as Mayfield J, comprises a large, triangular shaped expanse of vacant land (approx. 0.78ha) located between Mayfield Lane, Robsack Community Centre and Bodiam Drive to the north, and the wide roadside margin adjacent to Crowhurst Road/Queensway to the west. The rear of the residential properties in Etchingam Drive, Mayfield Heights lie to the east of the application site. The site is heavily screened by a wooded tree belt within a 4 metre high fence. The site is not visible from the street.

Plot 35 forms part of the overall site and is located within the northeastern part of the site which backs onto Mayfield Lane.

Site constraints:

Flooding Surface Water 1 in 1000
Flooding Surface Water 1 in 30
Flooding Groundwater
Flooding Surface Water 1 in 100
High Pressure Pipeline 2km Buffer SGN
Local Plan Planning Strategy Policy T3
Local Plan Planning Strategy Policy FA1
Historic Landfill Site 250m Buffer
Low Pressure Pipeline SGN
Local Plan Development Management Plan Policy GH4
Tree Preservation Order
Land Owned Leased Licenced or held by Tenancy at Will by HBC

Proposed development

The application comprises the erection of 1 X three bed house on plot 35 of the site known as Mayfield J. Although this is being assessed as a fresh application on its own merits, it will also be considered as a revision to the previously approved application for a 35 unit residential scheme on the Mayfield J site, granted 22 October 2015, subsequently amended 30 June 2016.

This plot (no. 35) within the approved schemes (HS/FA/15/000039 and HS/FA/16/00223) was assessed and approved as 1 X two bed property. This application is for 1 X three bed property.

The alterations to the approved 2 bedroom unit to a 3 bedroom unit are as follows:

The width of the internal floor space will be increased from 3.4m to 4.125m.

The depth of the internal floor space will be increased from 8m to 8.54m.

The ridge will be increased by 200mm to match the ridge height adjoining at plot 34.

Other alterations to the overall layout of the proposed houses include the addition of a side entrance, fenestration changes and internal changes to the layout of rooms.

The application is supported by the following documents:

Planning Statement
Ecology Report
Drainage Statement
Sustainability Statement

Relevant Planning History

- HS/FA/15/00039 Erection of 35 two and three bedroom houses together with access, parking and open space
Granted 22 October 2015
- HS/CD/15/00955 Discharge of conditions 5 (i) foul and surface water) and 19 (surface water)
Granted 24 March 2016
- HS/CD/16/00008 Discharge of condition 12 (Archaeology) of planning permission FA/15/00039
- HS/FA/16/00223 Variation of condition 3 (approved plans) of planning permission HS/FA/15/00039
Granted 30 June 2016
- HS/CD/16/00583 Discharge of condition 4 (materials), 5(i) (drainage), 6 (hard landscaping), 8 (soft landscaping) and 10 (boundary treatments) of Planning Permission HS/FA/16/00223
Granted 01 September 2016

National and Local Policies

Hastings Local Plan – Planning Strategy (2014)

FA1 - Strategic Policy for Western Areas
T3 - Sustainable Transport
H2 - Housing Mix
H3 - Provision of Affordable Housing

Hastings Local Plan – Development Management Plan (2015)

DM1 - Design Principles
DM3 - General Amenity
DM4 - General Access
DM5 - Ground Conditions

LP2 - Overall Approach to Site Allocations
GH4 - Mayfield J, Mayfield Lane Site Allocation

Other Policies/Guidance

Sussex Air Quality and Emissions Mitigation Guidance 2013

National Planning Policy Framework (NPPF)

The NPPF states that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Para 14 sets out a general presumption in favour of sustainable development and states that development proposals which accord with the development plan should be approved without delay.

Three dimensions of sustainability given in paragraph 7 are to be sought jointly: economic (by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation); social (providing housing, creating high quality environment with accessible local services); and environmental (contributing to, protecting and enhancing natural, built and historic environment) whilst paragraph 10 advises that plans and decisions need to take local circumstances into account, so they respond to the different opportunities for achieving sustainable development in different areas.

Consultations comments

Highways Authority - **No Objection**

Highways Authority - is concerned about amount of parking but given the number of spaces approved for the whole scheme previously, states that a refusal cannot be justified.

Lead Flood Authority (SUDS) - **No Objection**

Representations

3 letters of objection have been received raising the following concerns:

Amount of affordable housing required as part of S106 for application HS/FA/16/00223 should be increased to take into account larger units now being proposed.

Determining Issues

Principle

Policy LP1 of the Hastings Local Plan - Development Management Plan (2015), paragraph 4.3 of the Hastings Local Plan – Planning Strategy (2014) and paragraph 14 of the NPPF set out a presumption in favour of sustainable development. The site is within a sustainable location with reasonable/good access to public transport, shops, services and facilities and

as such the development is considered acceptable in principle subject to other local plan policies.

The whole site, Mayfield J, of which plot 35 forms part, is allocated in the Development Management Plan for 36 dwellings. As planning permission was granted for the whole site and amended on 30 June 2016 for 35 dwellings, it is considered that the principle of residential development has been established on the site.

Layout and Design/Impact on Neighbours

Overall, the approved scheme for 35 houses remains largely unaffected by these alterations to the size of the proposed dwelling on plot 35. Although the proposed house will be increased in footprint and height, the design will be in keeping with the remainder of the proposed scheme. The minor alterations to the fenestration and addition of a side entrance door will not impact on the character of the whole scheme. The rear of the plots 34 and 35 will read as a matching pair of semis and the matching roof height will add to the symmetry of the pair of dwellings.

Plot 35 backs on to Mayfield Lane and no residential properties will be affected by the slight increase in the height of the proposed dwelling.

Ecology

The ecological issues were assessed under the approved scheme for 35 houses. This approval is a material consideration and a condition is attached that the development and mitigation measures should be carried out in accordance with The Ash Partnership January 2015.

Air Quality and Emissions

Having regard to guidance contained within 'Air Quality and Emission Mitigation' 2013 produced by Sussex Air Quality Partnership, the proposed development will not exceed statutory guidelines for airborne pollutants and Environmental Health Officers have no objection in this respect. No external lighting is proposed and residential amenities are not harmfully affected. The development will not give rise to ground or surface water pollutions. The development is therefore in accordance with Policy DM6 of the Hastings Development Management Plan (2015).

Land Contamination

The principle of development on this site (and plots) has already been agreed as part of the earlier application for 35 dwellings and the additional footprint created by these proposals is not considered to give rise to additional concerns in respect of the site's location within the landfill buffer zone.

Drainage/SUDS

Drainage conditions attached to previous permissions have been discharged and, as such, the relevant condition attached to this permission will refer to previously approved details of drainage construction/methods.

Highway Safety/Parking

There will be no overall changes to the approved layout for 35 units as part of this application. There is no objection from Highways.

Affordable Housing and other contributions

There have been 3 no. objections to this application on the basis that there is no additional affordable housing contribution attached to this application.

Policy H3 within the Hastings Local Plan, Planning Strategy requires the provision of affordable housing on schemes which have a net increase in the number of dwellings (not bed space) on a particular site/area of land. A requirement for a contribution towards affordable housing is attached to a S106 Agreement as part of the planning permission for 35 units.

Although the size of unit/number of bedrooms have increased as part of this application, there is no policy requirement for an additional contribution towards affordable housing even though the market value of the unit may have increased. The proposals do not therefore conflict with Policy H3 of the Planning Strategy.

Conclusion

Although this proposal has been submitted as a stand alone application it must still be considered as part of the overall approved scheme for 35 dwellings. It is considered that the proposals do not compromise the overall design and layout of the approved scheme nor will they affect the amenity of existing and proposed residents. The proposed dwelling is therefore considered to be acceptable and compliant with policies contained within the Local Plan and the NPPF.

These proposals comply with the development plan in accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004 which states:

"If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise".

The Human Rights considerations have been taken into account fully in balancing the planning issues.

Recommendation

Grant Full Planning Permission 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:

1405781/201,4307/35/2,4307/35/3,4307/35/4,
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 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 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 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. Prior to the commencement of development a desktop study for the presence of contaminants, methane and carbon dioxide in soil shall be undertaken and the results submitted to and approved in writing by the Local Planning Authority

If the desktop study indicates that there may be contaminants, methane and carbon dioxide present in soil:

i) A detailed site investigation for the presence of contaminants, methane and carbon dioxide in soil shall be submitted to and approved by the Local Planning Authority prior to the commencement of construction works on site. Details of the investigation shall be approved by the Local Planning Authority prior to investigative works commencing.

Such investigation and assessment should be carried out by suitably qualified personnel in accordance with current Government, Environment Agency and British Standard Guidance. Should any significant risks be identified by such an investigation, a remediation scheme including suitable monitoring and verification methodologies shall be agreed in writing by the Local Planning Authority.

ii) The remediation scheme, as agreed by the Local Planning Authority, shall be fully implemented before the development is first occupied. Any variation to the scheme shall be agreed in writing with the Local Planning Authority in advance of works being undertaken. The remediation scheme is to include considerations and proposals to deal with situations where, during works on site, contamination is encountered which has not previously been identified. Any further contamination shall be fully assessed and an appropriate remediation scheme submitted to the Local Planning Authority for written approval. On completion of the works the developer shall provide written confirmation that all works were completed in accordance with the agreed details.

15. 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.
16. 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.
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 public safety
15. In the interests of highways safety
16. 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.
4. Consideration should be given to the provision of a domestic sprinkler system.

Officer to Contact

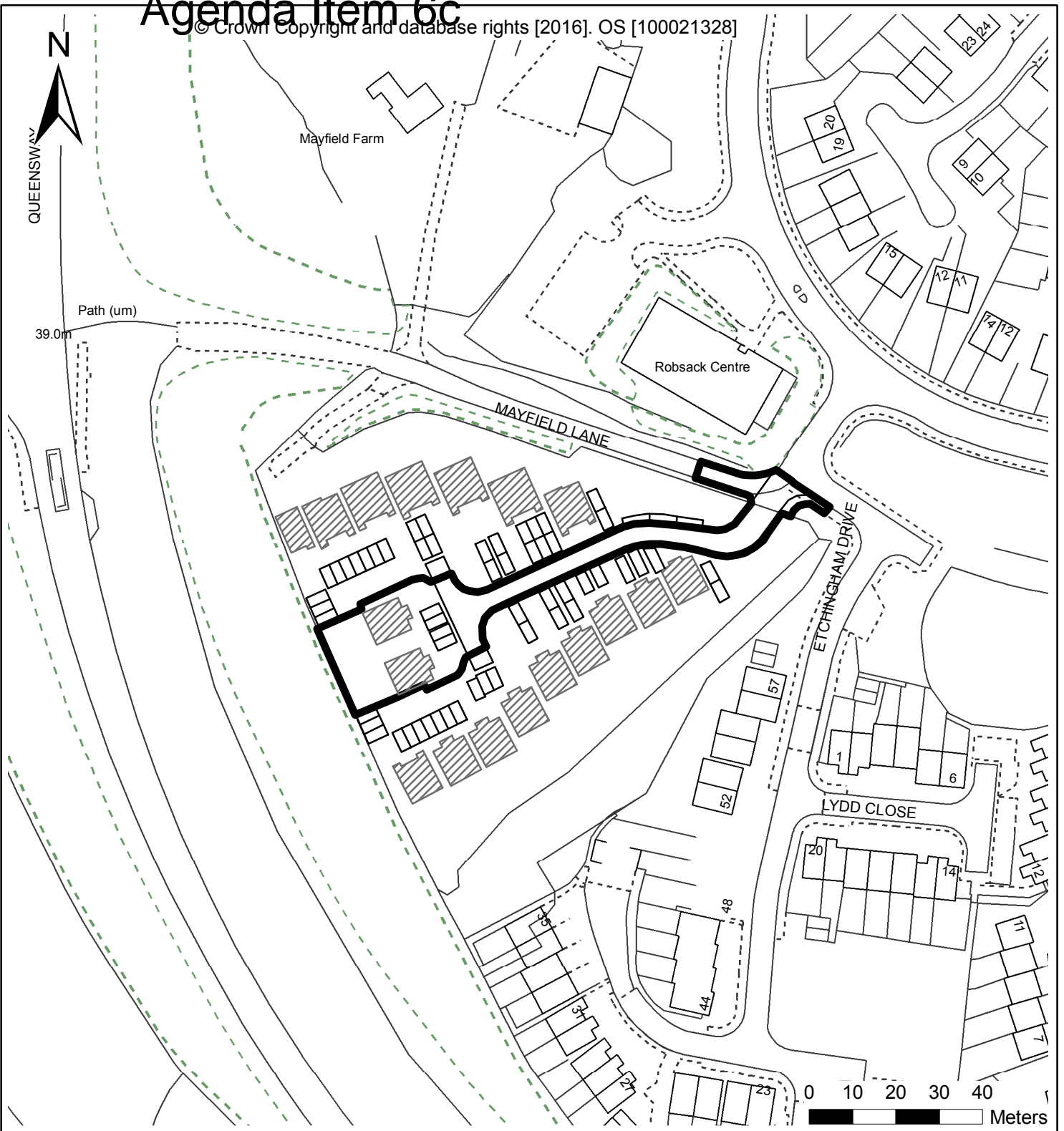
Ms K Phillips, Telephone 01424 783250

Background Papers

Application No: HS/FA/16/00562 including all letters and documents

Agenda Item 6c

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Mayfield J
Mayfield Lane
St Leonards-on-sea

Proposed erection of 4 x four 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 two bed units with 4 x four bed units on Plots 19 - 22)



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Date: Oct 2016

Scale: 1:1,250

Application No. HS/FA/16/00563

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Report to: PLANNING COMMITTEE

Date: 19 October 2016

Report from: Assistant Director of Housing and Built Environment

Application Address: **Mayfield J, Mayfield Lane, St Leonards-on-sea**

Proposal: **Proposed erection of 4 x four 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 two bed units with 4 x four bed units on Plots 19 - 22)**

Application No: **HS/FA/16/00563**

Recommendation: **Grant Full Planning Permission**

Ward: HOLLINGTON

File No: CR80000X

Applicant: Park Lane Homes (South East) Ltd. per Town & Country Planning Solutions Sandhills Farmhouse Bodle Street Green Hailsham BN27 4QU

Interest: Owner/Developer

Existing Use: Vacant with residential permission

Policies

Conservation Area: No

Listed Building: No

Public Consultation

Adj. Properties: Yes

Advertisement: Yes - General Interest

Letters of Objection: 3

Petitions Received: 0

Application Status: Not delegated - More than 2 letters of objection received

Site and Surrounding Area

The site, known as Mayfield J, comprises a large, triangular shaped expanse of vacant land (approx. 0.78ha) located between Mayfield Lane, Robsack Community Centre and Bodiam Drive to the north and the wide roadside margin adjacent Crowhurst Road/Queensway to the west. The rear of the residential properties in Etchingham Drive, Mayfield Heights lie to the

east of the application site. The site is heavily screened by a wooded tree belt within a 4 metre high fence. The site is not visible from the street.

Plots 19-22 form part of the overall site and are located on the western side of the site, away from existing residential properties.

Site constraints:

Flooding Surface Water 1 in 1000

Flooding Surface Water 1 in 30

Flooding Groundwater

Flooding Surface Water 1 in 100

High Pressure Pipeline 2km Buffer SGN

Local Plan Planning Strategy Policy T3

Local Plan Planning Strategy Policy FA1

Historic Landfill Site 250m Buffer

Low Pressure Pipeline SGN

Local Plan Development Management Plan Policy GH4

Tree Preservation Order

Land Owned Leased Licensed or held by Tenancy at Will by HBC

Proposed development

The application comprises the erection of 4 X four bed houses on plots 19-22 of the site known as Mayfield J. Although this is being assessed as a fresh application on its own merits, it will also be considered as a revision to the previously approved application for a 35 unit residential scheme on the Mayfield J site, granted 22 October 2015, subsequently amended 30 June 2016.

These plots (19-22) within the approved schemes (HS/FA/15/0000039 and HS/FA/16/00223) were assessed and approved as 4 X 2 Bed properties. This application is for 4 X 4 Bed properties.

The alterations to the approved 2 bedroom units to 4 bed units are as follows:

The width of the internal floor space of the ground floors will be increased from 3.4m to 4.124m.

The depth of the internal floor space will be increased from 8m to 8.5m.

The height of the ridge lines will increase from 8.4m to 10m. This is a result of the addition of a steeper roof pitch and the addition of dormers.

An additional 3 no. car parking spaces are proposed.

Other alterations to the overall layout of the proposed houses include the repositioning of entrance doors and porches, fenestration changes, internal changes to the location of rooms and the addition of a staircase to the upper floor within the roof space/dormer.

The application is supported by the following documents:

Block Plan
Elevations (Approved and Proposed)
Floor Plans, Roof plans and Sections (Approved and Proposed)
Planning Statement
Ecology Report
Drainage Statement
Sustainability Statement

Relevant Planning History

- HS/FA/15/00039 Erection of 35 two and three bedroom houses together with access, parking and open space
Granted 22 October 2015
- HS/CD/15/00955 Discharge of conditions 5 (i) foul and surface water) and 19 (surface water)
Granted 24 March 2016
- HS/CD/16/00008 Discharge of condition 12 (Archaeology) of planning permission FA/15/00039
- HS/FA/16/00223 Variation of condition 3 (approved plans) of planning permission HS/FA/15/00039
Granted 30 June 2016
- HS/CD/16/00583 Discharge of condition 4 (materials), 5(i) (drainage), 6 (hard landscaping), 8 (soft landscaping) and 10 (boundary treatments) of Planning Permission HS/FA/16/00223
Granted 01 September 2016

National and Local Policies

Hastings Local Plan – Planning Strategy (2014)

FA1 - Strategic Policy for Western Areas
T3 - Sustainable Transport
H2 - Housing Mix
H3 - Provision of Affordable Housing

Hastings Local Plan – Development Management Plan (2015)

DM1 - Design Principles
DM3 - General Amenity
DM4 - General Access
DM5 - Ground Conditions

LP2 - Overall Approach to Site Allocations
GH4 - Mayfield J, Mayfield Lane Site Allocation

Other Policies/Guidance

Sussex Air Quality and Emissions Mitigation Guidance 2013

National Planning Policy Framework (NPPF)

The NPPF states that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Para 14 sets out a general presumption in favour of sustainable development and states that development proposals which accord with the development plan should be approved without delay.

Three dimensions of sustainability given in paragraph 7 are to be sought jointly: economic (by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation); social (providing housing, creating high quality environment with accessible local services); and environmental (contributing to, protecting and enhancing natural, built and historic environment) whilst paragraph 10 advises that plans and decisions need to take local circumstances into account, so they respond to the different opportunities for achieving sustainable development in different areas.

Consultations comments

Highways Authority - **No Objection**

Highways Authority is concerned about the amount of parking but, taking into account the number approved for the whole scheme previously, states that a refusal could not be justified.

Lead Flood Authority (SUDS) - **No Objection**

Representations

3 letters of objection have been received raising the following concerns:

Amount of affordable housing required as part of S106 for application HS/FA/16/00223 should be increased to take into account larger units now being proposed.

Determining Issues

Principle

Policy LP1 of the Hastings Local Plan - Development Management Plan (2015), paragraph 4.3 of the Hastings Local Plan – Planning Strategy (2014) and paragraph 14 of the NPPF set out a presumption in favour of sustainable development. The site is within a sustainable

location with reasonable/good access to public transport, shops, services and facilities and as such the development is considered acceptable in principle subject to other local plan policies.

The whole site, Mayfield J, of which these plots 19-22 form part, is allocated in the Development Management Plan for 36 dwellings. As planning permission was granted for the whole site and amended on 30 June 2016 to 35 dwellings, the principle of residential development has been established on the site.

Layout and Design/Impact on Neighbours

Overall, the approved scheme for 35 houses remains largely unaffected by these alterations to the size of dwellings on plots 19-22. Although the proposed houses will be increased in footprint and height, the design will be in keeping with the remainder of the proposed scheme. The front dormers, as proposed, sit reasonably well in the roof space. On the rear elevation the dormer windows are bulkier and the dwellings appear top heavy when viewed in isolation from the whole development. However, given the different units approved on the remainder of the site and the limited views due to a degree of screening from existing woodland, a reason for refusal is not justifiable.

The rear of the properties is separated from Crowhurst Road to the west by a buffer of undergrowth, woodland undergrowth and woodland. The proposed houses will face the proposed turning head and side elevations will overlook the adjacent parking court.

Ecology

The ecological issues were assessed under the approved scheme for 35 houses. This approval is a material consideration and a condition is attached that the development and mitigation measures should be carried out in accordance with The Ash Partnership January 2015.

Air Quality and Emissions

Having regard to guidance contained within 'Air Quality and Emission Mitigation' 2013 produced by Sussex Air Quality Partnership, the proposed development will not exceed statutory guidelines for airborne pollutants and Environmental Health Officers have no objection in this respect. No external lighting is proposed and residential amenities are not harmfully affected. The development will not give rise to ground or surface water pollutions. The development is therefore in accordance with Policy DM6 of the Hastings Development Management Plan (2015).

Land Contamination

The principle of development on this site (and plots) has already been agreed as part of the earlier application for 35 dwellings and the additional footprint created by these proposals is not considered to give rise to additional concerns in respect of the site's location within the landfill buffer zone.

Drainage/SUDS

Drainage conditions attached to previous permissions have been discharged and as such relevant condition attached to this permission will refer to previously approved details of drainage construction/methods.

Highway Safety/Parking

There will be no overall changes to the approved layout for 35 units. There are 3 no. additional parking spaces proposed in order to accommodate the additional bedspaces per property. Although ESCC Highways are concerned with regard to the amount of parking proposed, which is less than required, it is considered that given the previous approval, a refusal on this basis could not be justified.

Affordable Housing

There have been 3 no. objections to this application on the basis that there is no additional affordable housing contribution attached to this application.

Policy H3 within the Hastings Local Plan, Planning Strategy requires the provision of affordable housing on schemes which have a net increase in the number of dwellings (not bed space) on a particular site/area of land. A requirement for a contribution towards affordable housing is attached to a S106 Agreement as part of the planning permission for 35 units.

Although the size of units/number of bedrooms have increased as part of this application, there is no policy requirement for an additional contribution towards affordable housing even though the market value of the units may have increased. The proposals do not therefore conflict with Policy H3 of the Planning Strategy.

Conclusion

Although this proposal has been submitted as a standalone application, it must still be considered as part of the overall approved scheme for 35 dwellings. It is considered that the proposals do not compromise the overall design and layout of the approved scheme nor will they affect the amenity of existing and proposed residents. The proposed dwellings are therefore considered to be acceptable and compliant with policies contained within the Local Plan and the NPPF.

These proposals comply with the development plan in accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004 which states:

"If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise".

The Human Rights considerations have been taken into account fully in balancing the planning issues.

Recommendation

Grant Full Planning Permission 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:

1405781/201,4307/19-22/1-6
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.
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 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. Prior to the commencement of development a desktop study for the presence of contaminants, methane and carbon dioxide in soil shall be undertaken and the results submitted to and approved in writing by the Local Planning Authority

If the desktop study indicates that there may be contaminants, methane and carbon dioxide present in soil:

i) A detailed site investigation for the presence of contaminants, methane and carbon dioxide in soil shall be submitted to and approved by the Local Planning Authority prior to the commencement of construction works on site. Details of the investigation shall be approved by the Local Planning Authority prior to investigative works commencing.

Such investigation and assessment should be carried out by suitably qualified personnel in accordance with current Government, Environment Agency and British Standard Guidance. Should any significant risks be identified by such an investigation, a remediation scheme including suitable monitoring and verification methodologies shall be agreed in writing by the Local Planning Authority.

ii) The remediation scheme, as agreed by the Local Planning Authority, shall be fully implemented before the development is first occupied. Any variation to the scheme shall be agreed in writing with the Local Planning Authority in

advance of works being undertaken. The remediation scheme is to include considerations and proposals to deal with situations where, during works on site, contamination is encountered which has not previously been identified. Any further contamination shall be fully assessed and an appropriate remediation scheme submitted to the Local Planning Authority for written approval. On completion of the works the developer shall provide written confirmation that all works were completed in accordance with the agreed details.

15. 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.
16. 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 access and proceeding along the highway
13. In the interest of public safety.

14. To protect those redeveloping the site and any future occupants from potential landfill gases and soil contamination.
15. In the interests of highway safety
16. 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.
4. Consideration should be given to the provision of a domestic sprinkler system.

Officer to Contact

Ms K Phillips, Telephone 01424 783250

Background Papers

Application No: HS/FA/16/00563 including all letters and documents

Agenda Item 7

Agenda Item: 7

Report to: Planning Committee

Date: 19 October 2016

Report from: Planning Services Manager

Title of report: **PLANNING APPEALS & DELEGATED DECISIONS**

Purpose of report: To inform the Planning Committee of any planning appeals that have been lodged, of any decisions received from the Planning Inspectorate and the number of delegated decisions made between 12 September to 7 October 2016

Recommendations: That the report be noted

The following appeals have been received:

Nothing to report

The following appeals have been dismissed:

Nothing to report

The following appeals have been allowed:

Nothing to report

Type of Delegated Decision	Number of Decisions
Granted	61
Refused	7
Withdrawn by Applicant	4
General PD Approval	1
Prior Approval Refused	1

Background Papers:

Various correspondence with Planning Inspectorate

Report written by:

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