

PLANNING

28 FEBRUARY 2024

Present: Councillors O'Callaghan (Chair), Beaver (Vice-Chair), Beaney, Cannan, Collins, Edwards, Evans, Sinden and Williams

Officers: Eleanor Evans (Planning Service Manager), Paula Slinn (Planning Lawyer), Zoe Taylor (Planning Officer)

6. APOLOGIES FOR ABSENCE

Apologies received from Councillor Bacon

7. DECLARATIONS OF INTEREST

Councillor	Item	Interest
Cllr Beaver	all	Personal – East Sussex County Councillor
Cllr O'Callaghan	4a	Personal – Has visited 7-9 Langham Road as Mayor

8. MINUTES OF PREVIOUS MEETING 12/12/23

RESOLVED – that the minutes of the meetings held on 12th December 2023 be approved as a true record.

9. NOTIFICATION OF ANY ADDITIONAL URGENT ITEMS

None

10. PLANNING APPLICATIONS

11. 7-9 LANGHAM ROAD, HASTINGS (HS/FA/23/00585)

Proposal	Variation of condition 1(hours of use) of Planning Permission HS/FA/21/00829 (Current approved hours 0930 ? 1630 hours, Monday to Saturday, with the exception of related
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	office uses which can take place between 0800 ? 1800 hours, Monday to Saturday.) Hours proposed 08:00 to 21:00 Monday to Friday and add Sundays from 09:00 to 18:00.
Application No	HS/FA/23/00585
Conservation Area	No
Listed Building	No
Public Consultation	Yes – 51 in support, 9 objecting

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The Planning Officer presented the application for a variation of condition 1(hours of use) of Planning Permission HS/FA/21/00829, there are no updates.

Councillors were shown plans and photographs of the application site.

The change of use is to allow for the additional session of up to 10 children on a Sunday and quiet sessions and workshops for young people and carers one or two evenings a week. A noise assessment has been submitted and reviewed by the EnvironmentalHealth and no objection.

The Committee asked questions to the officer.

Cllr Evans asked the Officer about concerns from residents regarding parking and how many users would be at a session. The Officer answered there would be a maximum of 10 children at each session. Cllr Evans asked if a survey regarding parking has taken place. The Officer answered there had not been a parking survey. The Planning Service Manager explained that issues regarding parking can be raised in debate.

Councillors debated and requested an additional informative.

The Planning Service Manager suggested an informative note number 5
“The applicant is advised that an information pack should be provided to existing and future clients to set out a) that customer parking should be within the site only and not on the road, where possible and b) that the children's outside playspace should be carefully controlled including keeping noise levels to a minimum”.

Councillor Beaver requested a slight change to the wording to include the words, where possible and subject to that change.

Cllr Beaver proposed approval of the recommendation with the additional informative #5, seconded by Councillor Sinden.

RESOLVED (Unanimously)

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

Monday to Friday 08:00 - 21:00
Saturday 08:00-18:00
Sunday 09:00 -18:00
3. The outside play areas, as shown in blue on drawing identified as Location Plan with Play Area, shall not be used by staff or clients from 16:30 onwards on a Monday to Saturday and shall not be used from 16:00 onwards on a Sunday.

Reasons:

1. This condition is imposed in accordance with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. To safeguard the amenity of adjoining and future residents.
3. To safeguard the amenity of adjoining and future 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 paragraph 38 of the National Planning Policy Framework.
3. The applicant is advised to erect signage informing visitors to arrive and leave the premises quietly, refraining from slamming car doors and the excessive idling of engines.
4. Adverts or Signage displayed on or about the building may require Advertisement Consent under The Town and Country Planning (Control of Advertisements) (England) Regulations 2007. For more information on advertisements go to: <https://www.gov.uk/guidance/advertisements>

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- The applicant is advised that an information pack should be provided to existing and future clients to set out a) that customer parking should be within the site only and not on the road, where possible and b) that the children's outside playspace should be carefully controlled including keeping noise levels to a minimum.

12. FLAT 2, 6 CORNWALLIS TERRACE, HASTINGS (HS/FA/23/00667)

Proposal	Replacement of 4 single glazed timber windows to double glazed UPVC
Application No	HS/FA/22/00667
Conservation Area	No
Listed Building	No
Public Consultation	Yes

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The Planning Officer presented the application for the replacement of 4 single glazed timber windows to double glazed UPVC and there are no updates.

Councillors were shown plans and photographs of the application site.

This is a Hastings Borough Council application on Hastings Borough Council owned land. The works are required because the existing windows are in poor condition with timber decay and deterioration.

There were no questions for the Officer.

Councillor Beaver proposed approval of the recommendation, seconded by Councillor Cannan.

RESOLVED (Unanimously)

Grant Full Planning Permission subject to the following conditions:

- The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- The development hereby permitted shall be carried out in accordance with the following approved plans:

ES2135/23/01 REV A
- The materials to be used must match [as closely as possible, in type, colour and
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texture] those listed in Materials Section of the application form.

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.

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 ensure a satisfactory visual appearance in the interest of the amenities of the area.
4. To safeguard the amenity of adjoining and future 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 paragraph 38 of the National Planning Policy Framework.

13. **FLAT 9, LAMORNA COURT, 32 DE CHAM ROAD, ST LEONARDS-ON-SEA (HS/FA/23/00897)**

Proposal	Replacement of 2x timber framed windows with Upvc double glazed windows in white (amended description)
Application No	HS/FA/23/00897
Conservation Area	No
Listed Building	No

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Public Consultation	Yes
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The Planning Officer presented the application for replacement of 2x timber framed windows with Upvc double glazed windows in white Upvc, there were no updates.

Councillors were shown plans and photographs of the application site.

This is Hastings Borough Council application on Hastings Borough Council Land. The windows need replacing as they are in poor condition and the application proposes to replace these windows with Upvc casement windows that were replicate the opening of the existing windows.

There were no questions for the Officer.

Councillor Cannan proposed approval of the recommendation, seconded by Councillor Collins.

RESOLVED (Unanimously)

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:

ES2130/23/01 REV A

3. The materials to be used must match [as closely as possible, in type, colour and texture] those listed in Materials Section of the application form.
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.

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 ensure that the finished development takes proper account of the

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character of the surrounding area in its use of external materials in the interests of the amenity of the area.

4. To safeguard the amenity of adjoining and future 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 paragraph 38 of the National Planning Policy Framework.

14. PLANNING APPEALS AND DELEGATED DECISIONS

The Committee noted the report and the continued hard work of the Planning department.

Cllr Beaver asked why the appeal of 130 Bohemia Road was allowed. The Planning Service Manager answered we must run with the decision.

Cllr Edwards asked regarding 69 William Rd. The Planning Service Manager explained the application is going through the appeal process.

(The Chair declared the meeting closed at. 6.30 pm)