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PLANNING COMMITTEE**

22 JUNE 2016

Present: Councillors Street (Chair), Scott (Vice-Chair), Beaney, Clarke, Beaver, Dowling, Roberts, Rogers and Wincott and Councillor Beaver (as the duly appointed substitute for Councillor Edwards).

99. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Cooke and Edwards.

100. DECLARATIONS OF INTEREST

None.

101. MINUTES OF THE MEETING HELD ON 25 MAY 2016

RESOLVED – that the minutes of the meeting held on 25 May 2016 be approved and signed by the Chair as a true record.

102. NOTIFICATION OF ANY ADDITIONAL URGENT ITEMS

None.

103. PLANNING APPLICATIONS:

103.1 11-15 Sedlescombe Road North, St. Leonards on Sea

Proposal:	Change of use from A1 (Supermarket) to D2 (Bingo Hall) with coffee shop extension, extension to create lobby area, shopfront alterations, canopy & outdoor seating area.
Application No:	HS/FA/16/00040
Existing Use:	Vacant supermarket (A1 retail use)
Conservation Area:	No
Listed Building	No

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Public Consultation

7 letters of objection and 1 neutral comment received

The Planning Services Manager presented this report and advised that this item was approved at the last meeting on 25 May 2016, subject to conditions. Before the decision was issued, the applicant expressed concern regarding the proposed opening hours condition in relation to Sunday opening times and asked to extend the hours of use due to the length of time required for an evening bingo session and to enable staff time to close the building.

The original condition (No. 7) of the previous report dated 25th May 2016, was amended from:- 08:00 to 24:00 Monday to Saturday and 08:00 to 20.00 on Sundays and Bank Holidays.

to:

Bingo Hall: 08:00 – 24:00 Monday to Sunday and Bank Holidays.

Coffee Shop: 08:00 – 20:00 Monday to Sunday (including Bank Holidays).

The Planning Services Manager explained that consultations with Sussex Police and Environmental Health had been carried out on this change to opening hours and no objections were raised.

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

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:

53-15-100, 53-15-200 A, 53-15-201 B.
3. No development shall take place above ground until details (including colour) of the materials to be used in canopy hereby permitted as part of the overall development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details;
4. Noise emitted from the proposed PA system and any other plant

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equipment as part of the use hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10dB below the minimum external background noise, at a point 1 metre outside any window of any residential property, unless and until a fixed maximum noise level is approved by the Local Planning Authority;

5. 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.

6. Prior to the development hereby approved being commenced, a noise report from a suitably qualified professional shall be submitted for written approval by the Local Planning Authority;
7. The bingo hall shall not be used except between the following hours:-
08:00 to 24:00 Monday - Sundays or Bank Holidays.
8. The coffee shop shall not be used except between the following hours:-
08:00 to 20:00 Monday - Sunday (including Bank 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 form of development in the interests of the character and amenity of the area;
4. To safeguard the amenity of adjoining and future residents;
5. To safeguard the amenity of adjoining and future residents;
6. To order to protect neighbouring residential amenity;

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7. In order to protect local residential amenity; and
8. In order to protect local residential amenity.

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. If during any excavation, suspicions are aroused as to potentially contaminated land, then further scientific analysis must be undertaken;
4. The applicant is advised that the premises will need to be licensed separately under the Gambling 2005 for a Bingo Hall;
5. The applicant is advised that the work proposed will also be subject to building regulations. All the relevant regulations will apply, including means of escape requiring consultation with the Fire Brigade, disabled provisions and conservation of fuel and power; and
6. The applicant is advised that the outside seating area should be kept free of litter and rubbish associated with the use of the premises.

104. PLANNING APPEALS & DELEGATED DECISIONS

The Planning Services Manager reported that 1 planning appeal had been received; 1 appeal against non-determination had been received; 1 appeal had been dismissed and 1 appeal against an Enforcement Notice had been dismissed in part dismissed, with planning permission granted for a new scheme known as 'Scheme 3a'. She also reported on the number of delegated decisions.

All matters had arisen between 16th May to 10th June 2016.

(The Chair declared the meeting closed at 6.08 pm)