

# Planning Committee Agenda

Wednesday, 23 September 2015 at 6.00 pm

If you are attending the Town Hall for this meeting, please enter the building via the Community Contact Centre entrance.

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

		Page No.
5.	Planning Applications attracting a petition: (a) Beauport Holiday Park, The Ridge West, St. Leonards on Sea <a href="http://publicaccess.hastings.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=_H_STBC_DCAPR_102788">http://publicaccess.hastings.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=_H_STBC_DCAPR_102788</a>	
7.	Planning Applications: (a) 62 Linton Road <a href="http://publicaccess.hastings.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=_H_STBC_DCAPR_102550">http://publicaccess.hastings.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=_H_STBC_DCAPR_102550</a>	

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# Agenda Item 5a

AGENDA ITEM NO: 5 (a)

**Report to:** PLANNING COMMITTEE

**Date:** 23 September 2015

**Report from:** Assistant Director of Housing and Built Environment

**Application Address:** **Beauport Holiday Park, The Ridge West, St Leonards-on-sea, TN37 7PP**

**Proposal:** **Various tree works to trees in TPO 227 including felling, coppicing and pollarding.**

**Application No:** **HS/TP/15/00591**

**Recommendation:** **Grant Consent**

Ward: ASHDOWN  
File No: TPO227  
Applicant: Mr Haskett per Corsican Associates Pinewood Settlement Smallwood Green Bradfield St George, Bury St edmunds, Suffolk. IP30 0AJ

Interest: Owner  
Existing Use: Holiday Caravan Park

## **Policies**

Hastings Local Plan 2004: NC8,NC11,L2  
Conservation Area: No  
National Planning Policy Framework: No Conflict  
Hastings Planning Strategy: EN3,EN4,EN7  
Hastings Local Plan, Development Management Plan, Revised  
Proposed Submission Version: CC1 - Caravan, Camping and Chalet Sites

## **Public Consultation**

Adj. Properties: Yes  
Advertisement: Two Site Notices  
Letters of Objection: 4  
Petitions Received: 1

Application Status: Not delegated - Petition received

## **Summary**

The application relates to proposed tree works within Tree Preservation Order 227 which adjoins The Ridge West. Considering the advice of the Borough Arboriculturalist and the objections received, I consider the tree works to be acceptable and recommend approval subject to conditions.

## The Site and its Location

The site is the tree belt located within the Beauport Holiday Park caravan site adjoining The Ridge West. The tree belt which is located within the High Weald AONB and is subject to TPO 227 forms an important tree screen for the caravan site and is subject to planning conditions imposed in planning permissions OA/59/8/3449 and 59/208/3449.

## Details of the Proposal and Other Background Information

The application seeks TPO consent for the following works :

Beech removal x 2  
Sweet chestnut coppice x 10  
Sweet Chestnut removal x 2  
Ash coppice x 22  
Ash pollard x1  
Oak coppice x 4  
Oak removal x 3  
Oak pollard x 1  
Lime coppice x 2  
Sycamore coppice x 70  
Sycamore removal x 10  
Hornbeam coppice x 3  
Yew removal due to being dead x1  
Silver Birch removal x 7

## Previous Site History

OA/59/8/3449	Extension of caravan park to accommodate a further 38 caravans Granted - 10/02/1959
59/208/3449	Extension of caravan park to accommodate a further 50 caravans Granted - 12/05/1959
HS/FA/12/00396	Extension of the opening period to between 1st March & 31 January in the following year (original planning permission granted by Rother District Council A/61/160) Granted - 26/06/2012
HS/FA/13/00492	Extension of the opening period to allow holiday occupancy throughout the year (original planning permission granted by Rother District Council A/61/160) Granted - 22/08/2013

## Details of Consultations

### Borough Arboriculturalist comments

Trees

- Trees that are the subject of this application are covered by TPO227, identified within the first schedule as W1. Tree species have been identified as Ash, Beech, Birch, Hornbeam, Lime, Oak, Sweet chestnut, Sycamore and Yew in varying numbers, age class mature.

- The trees identified within the application are growing in the grounds of Beauport Caravan Park. The trees are clearly visible from the public highway, providing visual benefits to the local landscape.
- At the time of the site visit the trees were of varied condition, many had been subject to coppicing sometime previous and had since grown into significant trees. Others were in poor condition, some beginning to damage a boundary wall that runs parallel to The Ridge highway.

#### Proposal

- The applicant wishes to undertake the following works: Various tree works including felling, coppicing and pollarding.
- The reasons for the proposed works are due to: Continued woodland management works generated through a recent tree safety inspection of the site.
- The woodland through natural process will replace any removed trees.

#### Recommendations

- The proposed pruning works are unlikely to have a negative impact upon the long term health of the woodland as a whole.
- The borough arboriculturalist raises no objections to the proposed works.

**Tree works must be undertaken in accordance with BS3998: 2010, *Recommendations for Tree work*.**

#### **Rother District Council**

Has **No Objection** to various works to trees in TPO 227 including felling, coppicing and pollarding at Beauport Holiday Park, The Ridge West, St Leonards on Sea.

The felling of the trees should be subject to replacement planting where possible and if any coppice stools fail following coppicing. The coppicing should be phased in order to limit the impact on amenity and maintain the screening to the site.

#### **Public Consultation Responses**

##### Petition

*' I understand that the trees may need to be felled for reasons of health and safety for woodland management as they are diseased but trees should be replaced as this is an area which has tree preservation orders (TPO No 227). I have concerns that it will change the appearance (tree loss) of the area and that the land should remain open land and if this is clear the applicant could later on apply to put log cabins, caravans or even a road in. This will have a detrimental effect on the house price and create more noise and pollution to the area '*

Signed by 21 persons.

Four letters indicating objections and concerns relating to the proposed works and one letter requiring arboricultural comments.

The key points raised are objections to the works within the High Weald AONB, the effect on the ecology of the area, the opening up of the site and loss of tree screen. The removal and pollarding of the trees could create an opportunity for extensions to the caravan site. Also concerns about noise levels and possible flooding. Mention is also made that HBC have opposed tree felling in this locality on a couple of occasions in the past.

## **Planning Considerations**

In planning terms, the decision in relation this TPO application has to be made with regard to Hastings Local Plan Policies EN3 Nature Conservation and Improvement of Biodiversity, Policy EN4 Ancient Woodland and EN7 Conservation and Enhancement of Landscape and Policy CC1 of the Hastings Local Plan Development Management Plan - Caravan, Camping and Chalet sites. The TPO 227 provides significant screening of the Beauport Holiday Park from The Ridge West and forms part of the original planning conditions imposed on the site. With Woodland TPOs, maintenance and health and safety issues also have to be considered and the views of the HBC Arboriculturalist are shown above. In view of the fact that the area is protected woodland (TPO 227) and all works have to be subject to consent, it is the recommendation of the Arboriculturalist that the currently proposed works are acceptable. The concerns of local residents are noted but screening will remain and trees will replenish in accordance with good arboricultural management.

### **Other considerations:**

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

## **Recommendation**

### **Grant Consent subject to the following conditions:**

1. Before the work hereby approved is commenced the precise details shall be agreed by the Local Planning Authority.
2. The works hereby permitted shall be undertaken before the expiration of two years from the date of this consent.
3. The works shall be completed in accordance with BS 3998:2010

### **Reasons:**

1. In the interests of the health of the trees and the visual amenity of the area.
2. The works are considered acceptable at this stage in the life of the tree(s) but the local planning authority would wish to reserve its right to review the situation in future.
3. In accordance with good arboricultural practice.

## **Notes to the Applicant**

1. Failure to comply with any condition imposed on this consent may result in enforcement action without further warning.
2. Statement of positive engagement: In dealing with this application Hastings Borough Council has actively sought to work with the applicant in a positive and proactive manner, in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.
3. To comply with Condition No. 1 above the applicant must consult the Borough Arboriculturalist (telephone: 01424 451147).
4. All work should be carried out by a competent tree surgeon.
5. This consent does not override the rights of the owners of the trees whose consent must also be obtained.

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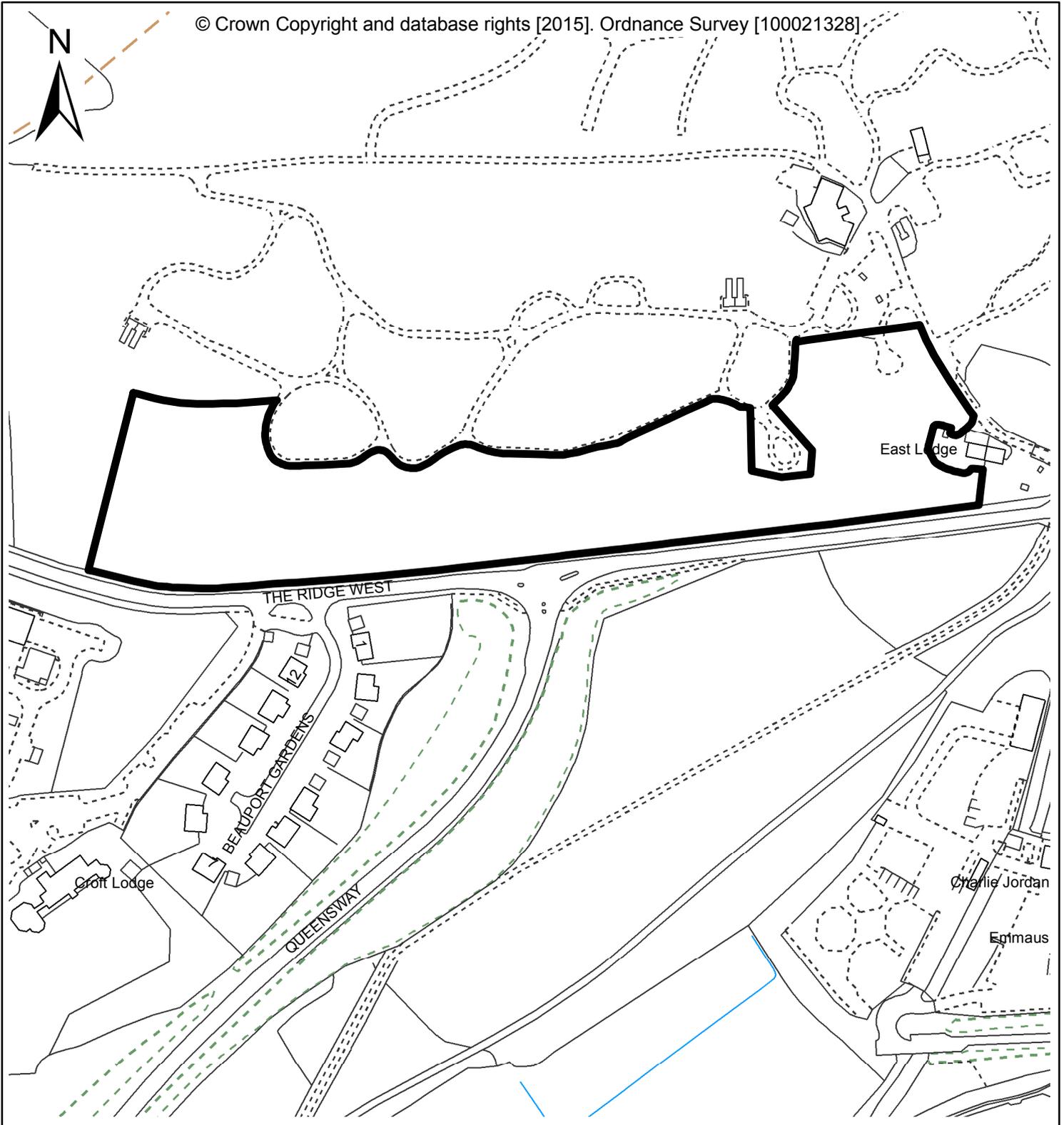
## **Officer to Contact**

Mr F Rallings, Telephone 01424 783298

## **Background Papers**

Application No: HS/TP/15/00591 including all letters and documents

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**Beauport Holiday Park  
The Ridge West  
St Leonards-on-sea, TN37 7PP**

Various tree works to trees in TPO 227 including felling, coppicing and pollarding.



Development Manager,  
Hastings Borough Council,  
Aquila House, Breeds Place,  
Hastings, East Sussex TN34 3UY  
Tel: 01424 781090  
email: [dcenquiries@hastings.gov.uk](mailto:dcenquiries@hastings.gov.uk)

Date: Sep 2015

Scale: 1:2,500

Application No. HS/FA/15/00591

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# Agenda Item 6

## Agenda Item: 6

**Report to:** Planning Committee

**Date:** 23 September 2015

**Report from:** Development 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 17 August 2015 to 11 September 2015

**Recommendations:** That the report be noted

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Address	Proposal	BPO's Rec.	Where the decision was made	Type of Appeal
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**The following appeal against imposition of conditions has been received:**

16 Russell Street, Hastings, TN34 1QU	Proposed conversion from shop to terraced house.	Grant Permission	Delegated	Planning
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**The following appeals have been dismissed:**

Nothing to report

<b>Type of Delegated Decision</b>	<b>Number of Decisions</b>
Granted	64
Prior Approval Not Required	1
Refused	12
Withdrawn by Applicant	1

**Background Papers:**

Various correspondence with Planning Inspectorate

**Report written by:**

Naiomi Sargant - Tel: (01424) 783264 Email: [dcenquiries@hastings.gov.uk](mailto:dcenquiries@hastings.gov.uk)

# Agenda Item 7a

AGENDA ITEM NO:

**Report to:** PLANNING COMMITTEE

**Date:** 23 September 2015

**Report from:** Assistant Director of Housing and Built Environment

**Application Address:** 62 Linton Road, Hastings, TN34 1TN  
**Proposal:** Two storey rear extension including extension of balcony

**Application No:** HS/FA/15/00357

**Recommendation:** Grant Full Planning Permission

**Ward:** BRAYBROOKE  
**File No:** LI75062  
**Applicant:** Mr Martin per Malcolm Tree Structural Engineer  
The Trees 29 Mill Road Rye, East Sussex.  
TN31 7NN

**Interest:** Freeholder  
**Existing Use:** Residential

## Policies

Hastings Local Plan 2004: DG1, DG3, L6  
Conservation Area: No  
National Planning Policy Framework: No Conflict  
Hastings Planning Strategy: SC1, EN1  
Hastings Local Plan, Development Management Plan, Revised  
Proposed Submission Version: DM1, DM3, HN1, HN4

## Public Consultation

Adj. Properties: Yes  
Advertisement: No  
Letters of Objection: 4  
Petitions Received: 0

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

## Summary

The application seeks permission for extensions at lower ground floor and ground floor level to the rear of the building. I recommend approval.

## **The Site and its Location**

62 Linton Road is a substantial semi-detached building with a large rear steeply sloping garden. Although initially submitted as a householder application, this has been amended into a full application as the lower ground floor and ground floor comprise a maisonette occupied by the owner and the upper stories are rented out as bedsits (HMO). The current application relates to the maisonette on the lower and ground floor only.

The terraced properties 1-6 Braybrooke Terrace lie along the side boundary of the property (south) and due to the topography of the area are set at a lower level. To the north lies 61 Linton Road, the other half of the semi-detached pair. The rear garden measures about 23 metres in depth and adjoins a property to the rear and Linton Gardens.

## **Details of the Proposal and Other Background Information**

The application seeks permission for various internal changes and extensions at lower ground level and ground floor level. Given the split level nature of the building, these extensions being to the rear of the building constitute in effect extensions to the ground and first floor as far as their relationship to the adjoining properties is concerned

At ground floor level it is proposed to insert two small windows into the existing side elevation and re-locate the en-suite bathroom to the end of the wing. A bedroom and dining room extension projects outward by 2.5m, with another 1 metre added to the depth by a balcony, the full width of the extension is 8.5m and joins onto the existing balcony on the other side of the building (north). To the south, the rear extension is set at a distance from the existing side elevation facing the adjoining property, 2 Braybrooke Terrace, by 5.2 metres.

At lower ground floor level it is mainly proposed to infill the space below the existing balcony and the proposed extensions as well as an additional bedroom extension which replaces an existing shed, at a distance of 2 metres from the existing side elevation.

Narrow bathroom windows are proposed in the end elevation at both levels.

Initially, the plan showed the balcony extending to the side elevation but subsequent to negotiations this has been reduced in width to extend no further than the proposed extension at a distance of 5.2 metres from the existing side elevation.

## **Previous Site History**

No relevant or recent planning history

## **Details of Consultations**

**The Estates Manager** has raised no objection.

**The Environmental and Resource Manager** has raised no objection.

Subsequent to neighbour consultation, 4 letters of objection have been received. These raise concerns regarding loss of privacy and overlooking to adjacent properties, potential loss of light and overdevelopment in that location.

## **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".

### **Residential amenity**

The main consideration in the assessment of this application, is the impact on residential amenities of adjoining properties.

The existing most southern side elevation of the existing building is very close to the boundary of the rear garden of 2 Braybrooke Terrace. The proposed rear extensions will not be closer to the boundary than the existing side elevation and the extension at ground floor level is considered to be at a sufficient distance and orientation that it would not significantly impact on neighbouring amenity.

The proposed development at lower ground floor consists mainly of infill development below the existing and ground floor which is raised on stilts. However, the bedroom, single storey at lower ground level, will be closer to the boundary than the extension above. It will replace an existing shed and will be sited 2m from the existing side elevation. This is considered acceptable.

The very small bathroom windows will be conditioned to be obscured and non-opening. Given the orientation to the north of 2 Braybrooke Terrace and the height and distances involved, overshadowing would not be an issue in this case.

The application site adjoins 61 Linton Road to the north, and there is an existing large balcony area abutting the boundary. The infill of a music room underneath the balcony is not considered to be detrimental to the residential amenities of this property.

### **Visual amenity**

The proposed development lies to the rear and will not affect the streetscene. Given the distance to Linton Gardens and the scale of the development, there will be no detrimental impact on the character or appearance of the surrounding area or Linton Gardens.

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

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:  
  
1300-1A, 13100-2
3. The side facing windows in the two en-suite bathrooms (south facing) shall be obscured and of a non-opening type.
4. 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.

### **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. In the interests of the amenity of the neighbouring residential occupiers. (Hastings Local Plan 2004 Policy DG1)
4. In the interests of the visual amenity of the area. (Hastings Local Plan 2004 Policy DG1)

### **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.

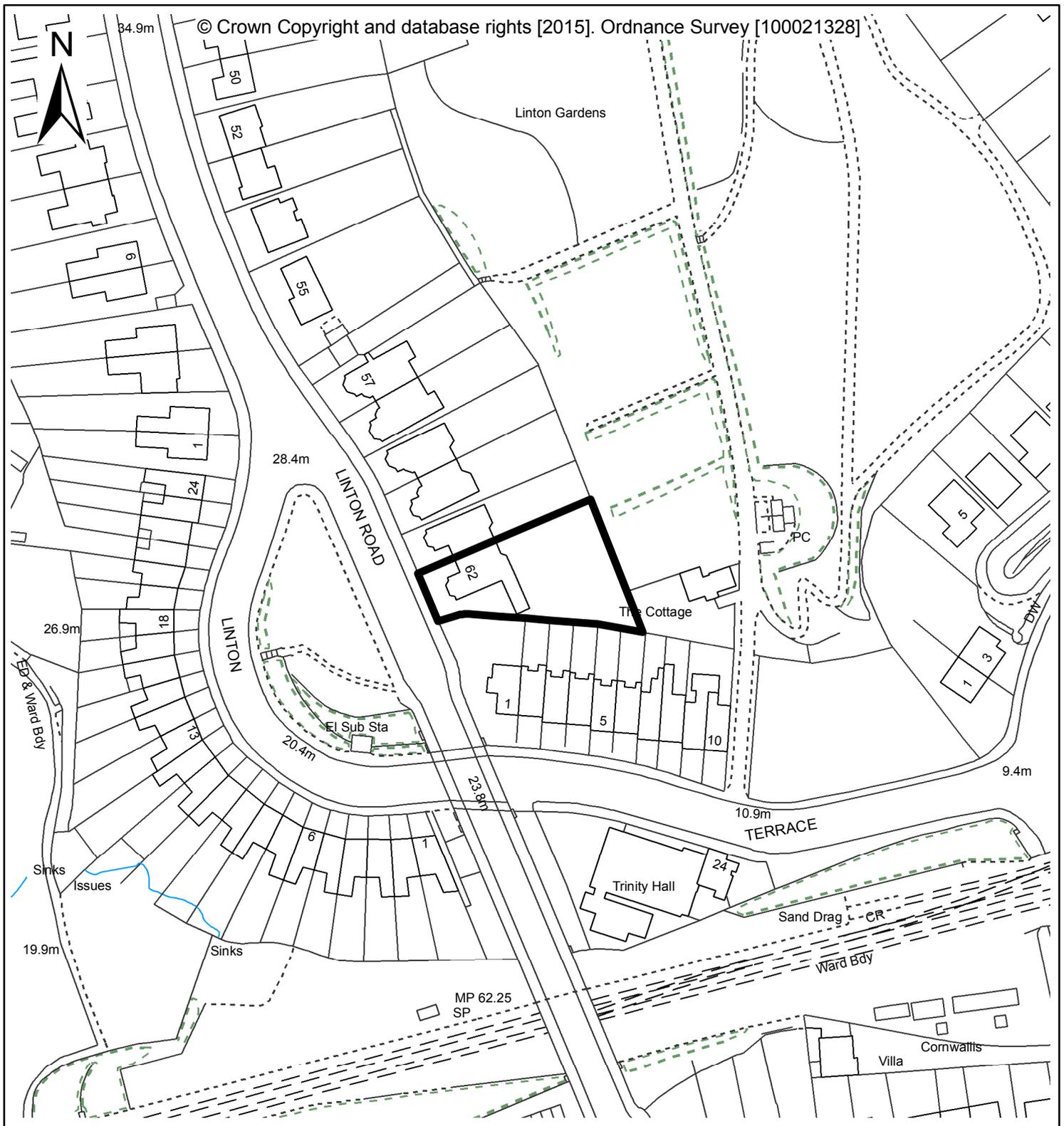
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### **Officer to Contact**

Mrs E Collins, Telephone 01424 783278

### **Background Papers**

Application No: HS/FA/15/00357 including all letters and documents



**62 Linton Road  
Hastings  
TN34 1TN**

Two storey rear extension including extension of balcony



Development Manager,  
Hastings Borough Council,  
Aquila House, Breeds Place,  
Hastings, East Sussex TN34 3UY  
Tel: 01424 781090  
email: [dcenquiries@hastings.gov.uk](mailto:dcenquiries@hastings.gov.uk)

Date: Sep 2015

Scale: 1:1,250

Application No. HS/FA/15/00357

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