

PLANNING COMMITTEE

18 JUNE 2014

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

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Edwards.

2. DECLARATIONS OF INTEREST

The following Councillors declared their interests in the minutes as indicated:

<u>Councillor</u>	<u>Minute</u>	<u>Interest</u>
Hodges (in the Gallery)	3 – Rocklands Private Caravan Park, Rocklands Lane	Personal – Chair of the Friends of Hastings Country Park Management Forum
Street	3 – Rocklands Private Caravan Park, Rocklands Lane	Personal – Member of the Friends of Hastings Country Park and the Hastings Country Park Management Forum and Hastings Borough Council representative on the Joint Advisory Committee for High Weald AONB.

3. MINUTES OF THE MEETING HELD ON 14 MAY 2014

RESOLVED – That the minutes of the meeting held on 14 May 2014 be approved and signed by the Chair as a true record.

4. NOTIFICATION OF ANY ADDITIONAL URGENT ITEMS

None.

5. PLANNING APPLICATIONS ATTRACTING A PETITION:

5(a). ROCKLANDS PRIVATE CARAVAN PARK, ROCKLANDS LANE

Proposal:

Variation of condition 2 (approved plans) of planning permission HS/FA/12/00952 - Minor amendment

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showing change of ground floor plan, additional & altered window positions & extended balcony.
(Retrospective)

Application No:	HS/FA/14/00406
Existing Use:	Holiday Park
Hastings Local Plan 2004	T7, L2, L3, DG1, DG3, C6
Conservation Area:	No
National Planning Policy Framework	Sections 7, 11, 12
Hastings Planning Strategy	FA5, EN1, EN7
Development Management Plan	
Proposed Submission Version:	DM1, DM3, DM4, HN1, HN4
Public Consultation:	391 letters of objection (at the time of writing the report), 1 petition and 1 letter of support received

The Development Manager reported on a retrospective planning application for the variation of condition 2 (approved plans) of planning permission HS/FA/12/00952 – Minor amendment showing change of ground floor plan, additional and altered window positions and extended balcony (Retrospective).

Rocklands Caravan Park is located on the south side of Rocklands Lane. The site is within the High Weald Area of Outstanding Natural Beauty (AONB) and also falls within an Archaeological Notification area. The site is adjacent to Hastings Country Park and to the Old Town Conservation Area. The land adjoining the site to the south-west and part of the application site's garden is within a Scheduled Monument.

Planning permission HS/FA/12/00952 was originally granted subject to conditions on 13 February 2013 for the demolition of an existing holiday let and the replacement with a new holiday let of a contemporary design.

The original holiday let bungalow has been demolished and the new building is partly constructed. It is sited in the south west corner of the holiday park and it is in a position with extensive views of the sea, Hastings Country Park and Ecclesbourne Glen. The rest of the holiday park is also visible from the adjacent open space and the nearby Shearbarn Holiday Park can also be seen in the distance to the east. Due to the topography of the site, the land falls down towards the sea and the new building has been cut into the bank. A significant amount of the screening in the vicinity of the building has been lost since building works commenced.

This retrospective application is for development that has been carried out and is not in accordance with the approved drawings. The current application is for the variation of Condition 2, which relates to the approved drawing numbers. The drawing originally submitted did not clearly indicate the amendments. Revised drawings have been submitted and the amendments are now clearly indicated or highlighted.

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Proposals involved increasing the ground floor area of bedroom 2; extend the balcony along the full depth of the south west elevation; extend the depth of the balcony to the south east and south west elevation; and alterations to the fenestration.

Alterations to the previously approved scheme include the following amendments:

- The ground floor window to the south west elevation, serving bedroom 1 (master bedroom), is to be blocked up and a new window is to be installed at first floor level in the north east elevation.
- The recess to the south west elevation of the ground floor is to be squared off, infilling an area measuring 1105mm x 3400mm and enlarging bedroom 2. The previously approved French doors leading out onto a terraced area have now been replaced with a window and the terraced area deleted.
- The balcony to the south west elevation is to be extended by 3.4m, over the enlarged bedroom and it will meet the rear elevation corner. The balcony will now extend along the full depth of the south west elevation. The depth of the balconies to the south east and south west elevations is to be increased in depth from 2m to 2.9m.

Additional screening is to be planted to the north west of the building and to sections of the south west boundary.

The considerations that were taken into account were the impacts of the proposed amendments on the area, as the principle of the main building had already been established and approved. The objections received related to the increased scale, bulk, prominence and appearance of the building, overlooking and the impact on the area. Having taken into account all matters including comments and objections, the Development Manager recommended the application be approved subject to conditions.

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

Amendments to the wording of the report were corrected as follows:- on page 10 the words 'Policy C1' of the Hastings Local Plan 2004 was deleted. The words 'Yes – Old Town' were replaced with the words 'No'. On page 11, under summary, the words '13 February 2014' were replaced with the words '13 February 2013'. On page 14, Condition 1 of the recommendation for approval was amended to include the date of the permission '13.02.2013'.

Prior to the start of the meeting, one report containing revised wording for Condition 3 from the officers recommendation for approval was received, as well as late electronic comments and further paper copies of late comments, all had been received after the circulation of the agenda and before the deadline for submission of documents for the meeting.

The Principal Solicitor for Planning advised the committee that a number of communications had been received after the deadline for submission of documents.

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In accordance with the Planning Protocol, they could not be taken into account, as they had been received after the deadline of 'three clear working days'.

The petitioner, Mr Blackman, was present and spoke against the application.

The applicant's representative, Mr Cos Polito, was present and spoke in support of the application.

Councillor Hodges, Ward Councillor, was present and spoke against the application.

Councillor Wincott proposed a motion against the officer recommendation to refuse the application as set out in the resolution below, which was seconded by Councillor Scott.

RESOLVED – (unanimously) that planning permission be **REFUSED** for the following reason:-

1. The proposal is in direct contravention of policy EN7 - Conservation and Enhancement of Landscape of the Hastings Local Plan: The Hastings Planning Strategy 2011-2028. Specifically, paragraph 1; bullet point 1 and 2, and paragraph 2:

“The Council will protect and enhance the town’s landscape including:

- **the distinctive landscape setting of the town, particularly the structure of ancient gill woodlands, open spaces and the relationship and clear division between the unspoilt coastline of Hastings Country Park Nature Reserve, the surrounding countryside and the built-up area**
- **the High Weald Area of Outstanding Natural Beauty**
- **the undeveloped coast**

The Council will have regard to the High Weald Area of Outstanding Natural Beauty Management Plan as a method of protecting and enhancing the Area of Outstanding Natural Beauty.....”

2. The proposal is contrary to sections 61, 64, 109 and 115 of the National Planning Policy Framework (2012).

61. Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

64. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

109. The planning system should contribute to and enhance the natural and local environment by:

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- protecting and enhancing valued landscapes, geological conservation interests and soils..

115. Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.

5(b) ASDA, BATTLE ROAD

Proposal:	Use of part of existing car park for the erection of a petrol station
Application No:	HS/FA/14/00271
Existing Use:	Supermarket - car park
Hastings Local Plan 2004	DG1 and DG2
Conservation Area:	No
National Planning Policy Framework	No Conflict
Hastings Planning Strategy	SC1 and T3
Development Management Plan	
Proposed Submission Version:	DM1, DM3 and DM4
Public Consultation:	2 letters of objection and 1 petition received

The Development Manager reported on an application for use of part of an existing supermarket car park for the erection of a petrol station at Asda, Battle Road, St. Leonards-on-Sea.

The site is located on the western boundary of the existing car park, at the furthest point from the main entrance at Silverhill. In this location, the site is surrounded by units on the adjacent industrial estate with the supermarket to the southeast. Residential properties are located to the east.

Having taken into account all the relevant matters including the impact on local traffic and neighbouring residents, the Development Manager believed the proposed development would not adversely impact highway safety or traffic flows and would not harm neighbouring residential amenities. He felt the impact on the vitality and viability of the shopping area was a consideration and the new petrol station would add to the existing offer and increase consumer choice. As such, he believed the petrol station would benefit the local area and he therefore recommended that planning permission be granted subject to conditions.

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

The petitioner, Mr Kumar, was present and spoke against the application.

The applicant's representative, Alan Jones, was present and spoke in support of the application.

Councillor Scott moved the recommendation to approve the application subject to the amendment of the resolution to include Condition 8, as set out below. This was seconded by Councillor Rogers.

RESOLVED – by (9 votes to 1) 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:

A1424/LE(PA)01 P1; A1424/LE(PA)02 P1; A1424/LE(PA)03 P1;
A1424/LE(PA)05 P1; A1424/LE(PA)06 P1; A1424/LE(PA)07 P1;
A1424/LE(PA)08 P1
3. Prior to the commencement of development a Construction Traffic Management Scheme shall be submitted to and approved in writing 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 (given the restrictions of the access and/or the approach road the hours of delivery/ collection should avoid peak traffic flow times). The development shall be carried out in accordance with the approved scheme;
4. Prior to any forms of earthworks and/or excavations being carried out as part of the development, suitable vehicle wheel washing equipment should be provided within the site, to the approval of the Local Planning Authority, to prevent contamination and damage to the adjacent roads. The approved wheel washing arrangements shall be used for the duration of the earthworks and/or excavations;
5. Prior to the commencement of development a construction method statement shall be submitted to and approved in writing by the Local Planning Authority. The statement should include details of the control of dust and particles during construction and excavation. The development shall be carried out in accordance with the approved details;
6. The existing vehicular access adjacent to the northwest corner of the proposed store, and shown on drawing A1424/LE (PA)03 P1 hereby

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approved, shall be gated and secured, and only used in the event of an emergency, for vehicles delivering fuel to the petrol station and for refuse vehicles collecting recycling from the car park recycling centre;

7. 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.

8. There shall be no deliveries of fuel other than between the hours of 0600 and 2100 daily.

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 highway safety and for the benefit and convenience of the public at large;
4. In the interests of highway safety and for the benefit and convenience of the public at large;
5. To ensure that nearby businesses with 'dust sensitive' manufacturing processes are not adversely impacted by the development;
6. In order to ensure that the site is accessible, and to prevent additional access points causing nuisance to neighbouring properties and interfering with the operation of adjoining parking and circulation areas;
7. To safeguard the amenity of adjoining residents. (Hastings Local Plan 2004 - Policy DG4); and
8. In the interests of the amenities of local residents and businesses.

Notes to the Applicant

1. Failure to comply with any condition imposed on this permission may result in enforcement action without further warning; and
2. Statement of positive engagement: In dealing with this application Hastings Borough Council has actively sought to work with the

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applicant in a positive and pro-active manner, in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

6. PLANNING APPEALS AND DELEGATED DECISIONS

The Development Manager reported that one appeal had been received and two appeals had been allowed. One appeal had been dismissed. He also reported on a number of delegated decisions. All matters had arisen between 2 May 2014 to 6 June 2014.

RESOLVED – that the report be noted.

7. PLANNING APPLICATIONS

7(a) SHEARBARN HOLIDAY PARK, BARLEY LANE

Proposal:	3 no. replacement pole mounted frontage signs
Application No:	HS/AA/14/00300
Existing Use:	Holiday Park
Hastings Local Plan 2004	DG1, DG16, L2
Conservation Area:	No
National Planning Policy Framework	No Conflict
Hastings Planning Strategy	EN4
Development Management Plan	
Proposed Submission Version:	DM1
Public Consultation:	7 letters of objection received

The Development Manager reported on a retrospective application for advertisement consent for 3 no. replacement pole mounted frontage signs in various locations within the Shearbarn Holiday Park, Barley Lane, Hastings.

The site is within the Area of Outstanding Natural Beauty and borders on the Country Park and a local wildlife centre. There is an existing cycle route which intersects the site along Barley Lane and continues towards Fairlight.

These signs have replaced previous signage that needed updating and upgrading.

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The main issues considered were the amenity and impact on the Area of Outstanding Natural Beauty; public safety and the Development Plan.

Having taken into account all the relevant matters, the Development Manager recommended the application be approved subject to conditions.

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

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

RESOLVED – (unanimously) that Advertisement Consent be GRANTED subject to the following conditions:-

1. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission;
2. No advertisement shall be sited or displayed so as to:-
 - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
3. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site;
4. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public;
5. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity;
6. The period of consent lapses at the expiration of five years from the date of issue; and
7. No additional illumination shall be added to the signage hereby permitted without the prior written consent of the Local Planning Authority.

Reasons:

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- 1. In accordance with the Town & Country Planning (Control of Advertisements) Regulations 2007;**
- 2. In the interests of safeguarding the amenities of the area;**
- 3. In the interests of safeguarding the amenities of the area;**
- 4. In the interests of safeguarding the amenities of the area;**
- 5. In the interests of safeguarding the amenities of the area;**
- 6. To comply with regulation 14(5) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Any advertisement may continue to be displayed after this date, subject to the same conditions as set out in the Consent and the power of the District Planning Authority to require discontinuance of the display under Regulation 8; and**
- 7. In the interests of the visual amenity.**

Notes to the Applicant

- 1. Failure to comply with any condition imposed on this consent may result in enforcement action without further warning; and**
- 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.**

7(b) SUPERMARKET, 32-36 LITTLE RIDGE AVENUE, ST. LEONARDS ON SEA

Proposal:	Extension of existing convenience retail floorspace
Application No:	HS/FA/14/00307
Existing Use:	Retail
Hastings Local Plan 2004	DG1 and DG2
Conservation Area:	No
National Planning Policy Framework	No Conflict
Hastings Planning Strategy	SC1, E3 and T3

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Development Management Plan

Proposed Submission Version: DM1, DM3 and DM4

Public Consultation: 3 letters of objection received

The Development Manager reported on a full application for the extension of the supermarket at the front (entrance) to the building and to the rear at the Tesco Express supermarket at 32-36 Little Ridge Avenue, Hastings.

The supermarket is located centrally along Little Ridge Avenue and provides a convenience store for residents in the local area. The site of the supermarket also includes a pharmacy and residential accommodation at first floor level. The existing building is detached from other properties and benefits from a parking area and an area of soft landscaping.

The proposed front extension follows the appearance of the existing building with its large gabled roof. It was felt that this approach will ensure that there is no harm to the building or the character of the area. The proposed rear extension has a flat roof and is much smaller. The extension is intended to improve the service/yard area of the store. The scheme would increase the floorspace by a net total of 80sqm and includes revisions to the parking layout, new mechanical plant, a new access to the store from Little Ridge Avenue and revised landscaping.

The main issues considered were the impact of the extension on the character and appearance of the area, the impact on existing businesses and residents, and the impact on highway safety.

Having taken into account all the relevant matters including impact on the character and appearance of the area, impact on existing businesses and local residents, traffic and noise, the Development Manager believed the size of the small extension would not harm any local businesses or local residential amenities. He felt that there would be no harm to highway safety, as levels of traffic would not increase significantly as a result of the larger store. As such, he recommended the application be approved subject to conditions.

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

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

RESOLVED – (unanimously) that planning permission be GRANTED subject to the following conditions:-

- 1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission;**
- 2. The development hereby permitted shall be carried out in accordance**

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with the following approved plans:

1533 URB HS [08] 00 01 D00, 02 D00, 03 D00, 04 D00 and 05 D00; 1533 URB HS [08] 20 01 D00 and 02 D00; 1533 URB HS [08] 70 01 D00 and 02 D00; and 1533 URB HS [08] 80 01 D00 and 02 D00

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 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, notwithstanding that shown on the approved drawings, a revised pedestrian access from Little Ridge Avenue, proposed finished levels or contours; 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.); 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. All hard landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority;
7. 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.

8. Before the development hereby approved is commenced a noise assessment related to the proposed new plant shown on the approved drawings shall be submitted to and approved in writing by the Local Planning Authority. The rating level of the plant, when measured in accordance with BS4142 should achieve a level of at least 10dB below existing background noise level at neighbouring noise sensitive premises unless otherwise agreed in writing by the local planning authority. The development shall be carried out in accordance with the approved assessment.

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 visual amenity;
4. In the interests of the visual amenity;
5. In the interests of the visual amenity;
6. In the interests of the visual amenity;
7. To safeguard the amenity of adjoining residents. (Hastings Local Plan 2004 - Policy DG4); and
8. In the interests of the amenity of the neighbouring residential occupiers. (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; and
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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7(c) 239 PRIORY ROAD

Proposal:	Proposed conversion to form 2 No self contained maisonette flats between the ground floor and basement level
Application No:	HS/FA/14/00275
Existing Use:	Vacant A1/B2; Permission for 5no. residential flats
Hastings Local Plan 2004	H4, DG1, DG2, DG3, DG4
Conservation Area:	No
National Planning Policy Framework	No Conflict
Hastings Planning Strategy	SC1 and T3
Development Management Plan	
Proposed Submission Version:	DM1, DM3 and DM4
Public Consultation:	Referred by Councillor Chowney

The Development Manager reported on an application for conversion to extend two previously approved self contained maisonette flats (approved under reference HS/FA/13/00692) between the ground floor and basement level to create larger maisonettes at 239 Priory Road, Hastings.

The site consists of a two storey building located on a corner plot between Priory Road and Mount Pleasant Road. The surrounding area is predominantly residential including a mix of traditional terraced houses (some divided into flats) and more modern blocks of flats to the north east.

Planning permission was approved on 20 November 2013 for the conversion of former commercial and residential property into 5no. self-contained flats (HS/FA/13/00692). The previously approved plans show 2 flats at ground floor level: a flatlet (living room/kitchen and separate bedroom) and a 2-bedroom flat. The basement was shown as owner's storage, refuse and cycle store.

This application sought consent to increase the size of the two ground floor flats by locating the kitchens in the basement to create a one bedroom flat and one 2-bedroom flat. A refuse store, cycle store and two separate storage areas will be provided.

Flat 3 will be accessed via the existing entrance from Priory Road. Access to the basement level will be via an internal staircase. Flat 4 will be accessed via the original shop entrance. Access to the basement level will be via an internal staircase.

The proposed development will increase the space within the flats, it will not increase the number of flats from the original planning permission.

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The main issue considered was the living environment.

Having taken into account the relevant matters, the Development Manager recommended the application be approved subject to conditions.

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

Councillor Roberts proposed a motion to approve the application 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:

3504-250,252, 253, 102B, 001A, 100B.
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. The flats hereby approved shall not be occupied until the approved refuse bin storage area has been provided and made available for use and thereafter the area shall not be used for any purpose other than the storage of refuse bins awaiting collection; and
5. The flats hereby approved shall not be occupied until the approved cycle storage area has been provided and made available for use and thereafter the area shall not be used for any purpose other than the storage of cycles.

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. (Hastings Local Plan

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2004 - Policy DG4);

4. To ensure a satisfactory form of development in the interests of the character and amenity of the area; and
5. To ensure a satisfactory form of development in the interests of the character and amenity of the area.

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. Please note that the conditions of planning permission HS/FA/13/00692 apply and will need to be discharged; and
 4. Consideration should be given to the provision of a domestic sprinkler system.
8. **ADDITIONAL URGENT ITEMS (IF ANY)**

None.

(The Chair declared the meeting closed at. 7.19 pm)