

## PLANNING COMMITTEE

3 JUNE 2015

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

1. **APOLOGIES FOR ABSENCE**

None.

2. **DECLARATIONS OF INTEREST**

Councillors made no declarations of interest at this meeting.

3. **MINUTES OF THE MEETING HELD ON 29 APRIL 2015**

**RESOLVED** – That the minutes of the meeting held on 29 April 2015 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:**

6. **20 ASHBURNHAM ROAD**

Proposal:	Variation of condition 9 (approved plans) of planning permission HS/FA/13/00165 – Variation to windows, relocation of bin store, amendment to rooflight design, removal of pergola and decrease in length of wall along East elevation facing No.2 Godwin Road.
Application No:	HS/FA/15/00327
Existing Use:	Residential
Hastings Local Plan 2004	DG1, DG3, C1, C8
Conservation Area:	Yes – Tillington Terrace
National Planning Policy Framework	No Conflict
Hastings Planning Strategy	SC1, FA5, EN1

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Development Management Plan

Proposed Submission Version: DM1, DM3, DM4, HN1, HN2

Public Consultation: 6 letters of objection received, 9 letters of support received and 1 petition received

The Development Manager reported on an application for the variation of condition 9 (approved plans) of planning permission HS/FA/13/00165 – Variation to the design of the windows, relation of the bin store, amendment to the rooflight design, removal of the pergola and decrease in length of the wall along the eastern elevation facing No.2 Godwin Road. The majority of the amendments were retrospective. The application site is located at 20 Ashburnham Road, Hastings.

The site is within the Tillington Terrace Conservation Area, on the eastern side of Ashburnham Road at the junction of Godwin Road which runs along the site's northern boundary.

The development consists of a split level modern dwelling which was approved under planning reference HS/FA/13/00165. At the time of writing the report, the dwelling was not completed internally, however, the exterior construction works had been finished. The gardens are also to be completed.

The exterior of the building is rendered with brick accents, aluminium framed windows and doors some with timber shutters.

After considering all the matters, the Development Manager felt that the proposed amendments were relatively minor and would not have a detrimental impact on the character of the development or the surrounding area, he therefore recommended that planning permission be granted subject to conditions.

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

A report containing some late electronic comments had been received since the publication of the agenda. This was circulated to the Committee prior to the meeting.

The petitioner, Anna Newington, was present and spoke against the application.

The agent, Mr Polito, was present and spoke in support of the application.

Councillor Beaney 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:-**

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- 1 The development hereby permitted shall be begun before the expiration of three Years from 17th July 2013;
2. No works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority:
  - (a) Samples of roof cladding and glass screening to balcony
  - (b) Full joinery details for the proposed new windows and doors, to include 1:10 elevations of each type of window and door, plus 1:2 or full size sections through example windows and doors.
  - (c) Full details of the proposed wooden shutters.
  - (d) Full details of the proposed roof profile (including any parapet) and of the flat roof cladding.
  - (e) Full details of the proposed decorative scheme for the render, windows and doors (to include colour and paint/stain types).
  - (f) Full details of any new gates or fences within the site boundary, to include siting, size, appearance, materials and finishes.
  - (g) Full details of any proposed external lighting.
3. The glazed screen on the eastern side of the balcony shall be obscure glazed with obscure glass to a minimum level of obscurity equivalent to Pilkington Texture Glass Level 3, or similar equivalent. The balcony shall not be used unless the obscure glazed screen is in place to the satisfaction of the local planning authority;
4. The balconies shall be frameless glazing with no top rail or intermediate supports, unless otherwise agreed in writing with 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. No development shall commence until details of the size and location of any temporary structures required during the construction process, a vehicle wheel washing facility together with areas for storage of materials, and temporary site hoardings has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in full accordance with the approved details, and the wheel washing facility shall remain in place and in operation for the duration of the construction period;
7. No development shall take place until a full mitigation report has been submitted to the Council. Such a report will include positive measures to enhance wildlife features and biodiversity at the site, such as the erection of nest boxes, native landscape planting, etc and will include a timetable for development which avoids any potential risk to wildlife. The development shall be completed in accordance with the approved mitigation report unless otherwise agreed in writing by the Local

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Planning Authority;

8. The dwelling hereby approved shall not be occupied until readily accessible external storage space for refuse bins awaiting collection has been provided to the satisfaction of the Local Planning Authority;
9. The development hereby permitted shall be carried out in accordance with the following approved plan: 12.467/02 I; and
10. No development shall commence until details of surface water drainage have been submitted to and approved in writing by the local planning authority. Thereafter the development shall be completed in accordance with the approved details.

### 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. (Hastings Local Plan 2004 - Policy DG1);
3. To protect the amenities of adjoining residential properties;
4. In the interests of the visual amenity of the area. (Hastings Local Plan 2004 - Policy DG1);
5. To safeguard the amenity of adjoining residents. (Hastings Local Plan 2004 - Policy DG4);
6. In the interests of the visual and residential amenities of the locality;
7. To protect features of recognised nature conservation importance. (Hastings Local Plan 2004 policies NC8 and NC9);
8. To ensure a satisfactory form of development in the interests of the character and amenity of the area;
9. For the avoidance of doubt and in the interests of proper planning; and
10. To ensure the proper management of surface water on the site with particular reference to the driveway.

### Notes to the Applicant

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

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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. A formal application for connection to the public foul sewerage system is required in order to service this development, please contact Atkins Ltd. Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (Telephone 01962 858688) or [www.southernwater.co.uk](http://www.southernwater.co.uk);
4. In the event that any sewers are found within the site the applicant is advised to contact Atkins Ltd. Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (Telephone 01962 858688) or [www.southernwater.co.uk](http://www.southernwater.co.uk);
5. With regard to condition 7 of this planning permission, in preparing the mitigation plan regard should be had to the supporting ecological appraisal (Preliminary (Phase 1) Ecological Appraisal 20 Ashburnham Road Hastings TN35 5JN prepared by The Mayhew Consultancy dated: January 2013); and
6. This planning permission has been issued as a variation to the original planning permission HS/FA/13/00165. The pre-commencement conditions listed above are copied from the previous permission and may have already been discharged. If the conditions have been dealt with previously you will not be required to deal with those conditions again, unless matters associated with those conditions have changed. Any outstanding matters required by condition should be submitted to the Local Planning Authority as soon as possible.

**Item 5(b), Premises at 26 George Street, Hastings, was considered under Planning Applications, because the petitioner had withdrawn their objection.**

### 7. PLANNING APPEALS AND DELEGATED DECISIONS

The Development Manager reported that no appeals had been received or dismissed. He reported on a number of delegated decisions. All matters had arisen between 17 April 2015 and 20 May 2015.

**RESOLVED** – that the report be noted.

### 8. PLANNING APPLICATIONS

#### 9. 26 GEORGE STREET

Proposal: Conversion of basement from ancillary storage to a bar area in connection with the existing premises at ground floor.

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Application No:	HS/LB/14/00210
Existing Use:	Bar
Hastings Local Plan 2004	N/A
Conservation Area:	Yes – Old Town
National Planning Policy Framework	No Conflict
Hastings Planning Strategy	N/A
Development Management Plan	
Proposed Submission Version:	N/A
Public Consultation:	3 letters of objection and 1 petition received Received

The Development Manager reported on an application for listed building consent for the conversion of basement from ancillary storage to a bar area in connection with the existing premises at ground floor at 26 George Street, Hastings.

26 George Street is a Grade II Listed Building within the Old Town Conservation Area. The building is a three storey mid-terrace building comprising the basement; bar at ground level and two floors of residential space above.

The basement is part of the premises and is not a separate unit. Change of use was granted in 2001 for food and drink in the ground floor and basement. As such planning permission was not required to use the basement as a bar area as it is not an independent planning unit.

Proposals included a function room, bar area, storage area, WCs and the existing rear yard and fire escape via a flight of stairs. None of the proposed alterations were structural.

Following initial concerns, amended plans were submitted which addressed initial concerns. The details were considered acceptable and the works will not affect the character and appearance of the listed building.

The Development Manager recommended that listed building consent be granted subject to conditions.

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

A report containing a statement from Sheila Bull withdrawing her objection had been received since the publication of the agenda. This was circulated to the Committee prior to the meeting.

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The petitioner, had been invited to attend, but was not present.

The applicant, Mr Dean, chose not to speak in the absence of the petitioner.

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

**RESOLVED – (unanimously) that Listed Building Consent be granted subject to the following conditions:-**

1. The work to which this consent relates shall be begun before the expiration of three years beginning with the date on which this consent is granted;
2. The works hereby permitted shall be carried out in accordance with the following approved plans:

nr/801/2015/02 & nr/800/2015/02 Rev. A

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 works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority:

Detail through floor/ceiling construction to show proposed insulations, fixings and finishes (Scale 1 : 5).

Works shall be carried out in accordance with the details approved;

5. No works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority:

Sectional detail of floor (Scale 1 : 5) to show build up including separating membrane between existing and proposed floor finish. Sectional detail to include any proposed adjustments of existing features such as architraves, skirtings.

Works shall be carried out in accordance with the details approved;

6. No works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority:

Methodology statement for the repair of the stone staircase including 1 : 5 details to show piecing in repairs and joinery details of balustrade and spindles.

Works shall be carried out in accordance with the details approved and no occupation

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of any building approved shall occur until those works have been completed;

7. No works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority:

- (i) Joinery details of new bar to show form, height and construction details (Scale 1 : 2) to enable assessment in terms of context.

Works shall be carried out in accordance with the details approved and no occupation of any building approved shall occur until those works have been completed;

8. No works shall take place until samples of the materials and finishes to be used shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details; and
9. No works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority:

Methodology Statement including layout plans and section details through the existing fabric where ducts are formed, joists notched etc to serve new pipework / electrics and to include specification for making good.

Works shall be carried out in accordance with the details approved and no occupation of any building approved shall occur until those works have been completed.

### Reasons:

1. This condition is imposed in accordance with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) 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. To ensure the architectural and historic character of this Grade 2 Listed Building is adequately protected;
5. To ensure the architectural and historic character of this Grade 2 Listed Building is adequately protected;
6. To ensure the architectural and historic character of this Grade 2 Listed Building is adequately protected;
7. To ensure the architectural and historic character of this Grade 2 Listed Building is adequately protected;
8. To ensure the architectural and historic character of this Grade 2 Listed Building is adequately protected; and



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9. To ensure the architectural and historic character of this Grade 2 Listed Building is adequately protected.

### 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. The Head of Environmental Control of the Regeneration & Planning Directorate must be consulted with regard to the requirements of the Food Safety (General Food Hygiene) Regulations 1995 and the Health and Safety at Work Etc. Act 1974. Please email [foodsafety@hastings.gov.uk](mailto:foodsafety@hastings.gov.uk) or call 01424 451078; and
4. Please note:  
  
Tanking - works not included within the approval (no longer required)  
  
Replacement of doors - works not included within the approval (original doors to be retained and upgraded).

### 10. 55 COLLINSWOOD DRIVE, ST. LEONARDS ON SEA

Proposal:	Proposed demolition of existing property and garage and erection of 4 No. dwellings with off-street parking.
Application No:	HS/FA/15/00215
Existing Use:	Dwellinghouse
Hastings Local Plan 2004	DG1, DG2, DG3, DG11, DG24 and DG27
Conservation Area:	No
National Planning Policy Framework	Sections 6 and 7
Hastings Planning Strategy	DS1, FA1, SC1, SC3, SC4, SC7, EN2,
Development Management Plan	EN3, H1, H2 and T3
Proposed Submission Version:	LP1, DM1, DM3, DM4, HN7 and HN8

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10 letters of objection received

Public Consultation:

The Development Manager reported on an application for the demolition of existing property and garage and erection of 4 houses with off-street parking at 55 Collinswood Drive, St. Leonards-on-Sea.

The existing bungalow is located to the rear of 49-61(odds) Collinswood Drive and accessed via an access between 53 and 59 Collinswood Drive. Collinswood Drive is suburban in character, defined by detached houses. The houses are mix of bungalows and two storey houses. A public footpath runs along the rear (northwestern) boundary of the site.

The development will increase built form to the rear of existing properties, but because of the design of the development, the Development Manager felt it would not have any adverse impacts on neighbouring residential amenities or the character of the area.

The main issues were the principle of the development; the impact upon the character and appearance of the area, the impact on neighbouring residential amenities, the standard of the accommodation proposed, the impact on highways and parking and the impact upon existing trees.

The Development Manager thought that a good standard of accommodation was proposed and that there would be no harm to existing trees. He felt that suitable parking would be provided within the development and he considered the access to be appropriate. Furthermore, appropriate mitigation and some further details to ensure a satisfactory development will be secured with the conditions listed below.

The Development Manager recommended that planning permission be granted subject to conditions.

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

A report containing a revised committee plan was circulated to the Committee prior to the meeting. The revised plan had been re-published on the Council's website since the publication of the agenda.

Members discussed this application at length.

Councillor Beaver proposed a motion to refuse the application, this was seconded by Councillor Lee. The motion was lost by 3 votes for and 7 votes against. Councillor Scott proposed a motion to approve the application as set out in the resolution below. This was seconded by Councillor Roberts.

**RESOLVED – by (7 votes to 3) that planning permission be granted subject to the following conditions:-**

1. The development hereby permitted shall be begun before the expiration of

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three years from the date of this permission;

2. The development hereby permitted shall be carried out in accordance with the following approved plans:  
  
15.639/01B
3. 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 and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details;
4. 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;
5. 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;
6. 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 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;
7. 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;
8. (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;

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- (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.
9. No development shall take place until the measures outlined in the submitted Preliminary Ecological Appraisal by The Mayhew Consultancy Ltd, dated March 2015 (ref EA/35615) 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.
10. No development shall take place until the measures outlined in the submitted Arboricultural Report by The Mayhew Consultancy Ltd, dated March 2015 (ref AR/35615) 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 report are otherwise first varied, by way of prior written approval from the Local Planning Authority.
11. The reconstructed access shall be in the position shown on the submitted plan (drawing no. 15.639/01B) and all works undertaken shall be executed and completed to the satisfaction of the Local Planning Authority prior to any occupation of the development;
12. The development shall not be occupied until parking area have been provided in accordance with the approved plans and details to submitted to and approved in writing by the Local Planning Authority and the areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles;
13. The development shall not be occupied until a turning space for vehicles has been provided and constructed in accordance with the submitted plan (drawing no.15.639/01B) and the turning space shall thereafter be retained for that use and shall not be used for any other purpose;
14. Prior to the commencement of development a Traffic Management Scheme

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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;

15. Before the development hereby approved is commenced details of appropriate climate change mitigation and adaptation measures as required by policy SC3 of the Hastings Local Plan, The Hastings Planning Strategy 2011-2028, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details;
16. Before the development hereby approved is occupied provision shall be made in each property for connection to fibre-based broadband infrastructure;
17. 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.
18. The following windows shall be glazed in obscure glass and non-opening at all times:
  - Plot 1 - Rear (southwest) elevation first floor bathroom window.
  - Plot 2 - Rear (northwest) elevation first floor bathroom window.
  - Plot 3 - Side (northwest) elevation first floor bathroom window.
  - Plot 4 - Side (southeast) elevation first floor en-suite and stair landing windows.
19. Any new window installed on an upper floor of any elevation of the dwellings hereby approved shall be:
  - i) obscure-glazed; and
  - ii) non-opening unless parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed.

### 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 of the area. (Hastings Local Plan 2004 - Policy DG1);

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4. In the interests of the visual amenity and to protect neighbouring residential amenities;
5. In the interests of the visual amenity and to protect neighbouring residential amenities;
6. In the interests of the visual amenity and to protect neighbouring residential amenities;
7. In the interests of the visual amenity and to protect neighbouring residential amenities;
8. To prevent increased risk of flooding;
9. To protect features of recognised nature conservation importance;
10. In the interests of the health of the trees and the visual amenity of the area;
11. In the interests of the safety of persons and vehicles entering and leaving the access and proceeding along the highway;
12. In the interests of the safety of persons and vehicles entering and leaving the access and proceeding along the highway;
13. In the interests of the safety of persons and vehicles entering and leaving the access and proceeding along the highway;
14. In the interests of highway safety and for the benefit and convenience of the public at large;
15. To ensure the development complies with policy SC3 of the Hastings Local Plan: The Hastings Planning Strategy;
16. To ensure the development complies with policy SC1 of the Hastings Local Plan: The Hastings Planning Strategy;
17. To safeguard the amenity of adjoining residents;
18. In the interests of the amenity of the neighbouring residential occupiers; and
19. In the interests of the amenity of the neighbouring residential occupiers.

### 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. A formal application for connection to the public foul sewerage system is required in

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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](mailto:developerservices@southernwater.co.uk); and

4. Consideration should be given to the provision of a domestic sprinkler system.

### 11. 29 MAGPIE CLOSE, ST. LEONARDS ON SEA

Proposal:	Approval of reserved matters following the granting of outline planning consent for the erection of detached two-storey dwelling house.
Application No:	HS/DS/15/00315
Existing Use:	Residential curtilage
Hastings Local Plan 2004	DG1, DG2, DG3, DG11
Conservation Area:	No
National Planning Policy Framework	No Conflict
Hastings Planning Strategy Development Management Plan Proposed Submission Version:	FA1, SC1, H1, H2, T3 DM1, DM3, DM4, DM6
Public Consultation:	5 letters of objection received

The Development Manager reported on an application for the approval of reserved matters following the granting of outline planning consent (HS/OA/13/00208) for the erection of a two-storey dwelling house at 29A Magpie Close, St. Leonards on Sea.

The principle of a dwelling on this plot had been agreed at outline stage, but access, appearance, landscaping, layout and scale were to be determined at this stage.

The site is located in the south western corner of the estate, it adjoins 30 Magpie Close to the north and 28 Magpie Close to the east. A nature reserve adjoins the site to the west. Boundaries are indicated by closeboarded fences and hedges. The ground level slopes from north to south with the rear of the site being lower than the road level and the adjoining dwellings. The area consists of mainly semi-detached dwellings built of facing brick/UPVC cladding.

The main considerations were the impacts on the character and appearance of the area; highway, safety and parking, living environment, ecology, flooding and drainage.

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The Development Manager felt that the reserved matters were acceptable and recommended the proposal for approval subject to conditions.

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

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

**RESOLVED – (Unanimously) that Reserved Matters be approved subject to the following condition:-**

1. The development hereby permitted shall be carried out in accordance with the following approved plans: 4735/1/B(planning), 4735/LBP/A & 4735/2/B(planning).

**Reason:**

1. 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. The maximum gradient of the private drive should not exceed 1 in 9;
4. Consideration should be given to the provision of a domestic sprinkler system; and
5. The applicant is reminded that the conditions of outline planning permission HS/OA/13/00208 still apply and need to be complied with.

**12. 815-817 THE RIDGE, ST. LEONARDS ON SEA**

Proposal:	Erection of 3 dwellings
Application No:	HS/FA/15/00237
Existing Use:	Residential curtilage
Hastings Local Plan 2004	H2, DG1, DG2, DG3, DG11



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Conservation Area:	No
National Planning Policy Framework	No Conflict
Hastings Planning Strategy Development Management Plan	DS1, SC1, H1 and H2
Proposed Submission Version:	DM1, DM3, DM4
Public Consultation:	Applicant is a member of staff within a politically restricted post.

The Development Manager reported on a full application for the erection of three dwellings within the rear garden space of numbers 815-817 The Ridge, St. Leonards on Sea. The application was reported to the Planning Committee because the applicant is a member of staff within a politically restricted post.

The proposal involves the erection of a pair of semi-detached and one detached dwelling to the rear of 815-817 The Ridge. It is proposed to utilize a portion of the rear garden space of No. 815 to allow for the creation of a driveway which would form the access to the new dwelling.

The site is located to the south of the Ridge and consists of the rear garden of 817 The Ridge and a portion of the rear garden of 815. The existing property at 817 The Ridge is set back from the highway with an access which runs southwards between 815 and 821 The Ridge. The existing dwelling is of a chalet bungalow style with front and rear facing dormer windows. The existing garden areas to the rear of 815-817 are large. The rear boundary adjoins the Dunelm/Pets at Home stores at a lower level and the rear garden of 815 The Ridge.

The existing property at 815 The Ridge is also a chalet bungalow style detached dwelling but is not set back from the road. A drive runs to the rear of 815 The Ridge which leads to a single storey garage and garden area further to the south. This garden area adjoins a retail premises to the south and rear boundaries of 813 The Ridge, 221 Harrow Lane, 219 Harrow Lane and a telephone exchange building.

The area has a varied character being defined by a mixture of uses and different size buildings including a two storey shop, two storey public house, bungalows, detached properties and two storey terraced houses.

The semi-detached properties will have a combined width of 10.7metres, a depth of 12.3 metres and a maximum height of 9.5 metres. The detached property has a width of 5.5 metres, a depth of 12.3 metres and a maximum height of 9.5 metres.

The proposed dwellings are to have 3 bedrooms and gardens measuring at least 10 metres in length. Due to their positioning, the proposed properties will be almost hidden from view and as such have no impact on the existing street scene.

The main considerations were the impacts on the living environment, impacts on

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the street scene/design, highways and transport, drainage and sustainable development.

The Development Manager felt that the proposal had been designed to ensure that a good quality living environment is created for future occupants without impacting on the amenity of neighbouring residents. He considered the scheme was in keeping with the character and appearance of the area and would help provide additional family size accommodation in this part of the Borough. As such the scheme represented sustainable development and was considered acceptable. 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 Rogers 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. 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.
3. 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 and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details;
4. The development shall not be occupied until parking and turning areas have been provided in accordance with the submitted plan (Drawing No. 4178/15/1), along with one additional off street parking space for visitors. Thereafter the parking areas be retained for that use and shall not be used other than for parking and turning of motor vehicles;
5. The access shall be widened to 4.5m for a distance of 10m from the carriageway and all work shall be undertaken and completed by the applicant to the satisfaction of the Local Planning Authority prior to occupation of the development hereby permitted;
6. There shall be no obstruction to visibility (over 0.8 metres above the level of the adjoining footway) in either direction onto The Ridge within splays of 2.4metres x 43metres;

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7. The development shall not be occupied until cycle parking areas have been provided in accordance with details which have been submitted to and approved in writing by the Planning Authority and the areas shall thereafter be retained for that use and shall not be used other than for the parking of cycles;
8. The windows in the side elevations of the proposed dwellings shown serving bathrooms shall be obscure glazed with obscure glass to a minimum level of obscurity equivalent to Pilkington Texture Glass Level 3, or similar equivalent and be permanently fixed shut and non-opening below 1.8 metres from finished floor level;
9. No development shall commence on site until full details of the measures to be undertaken to divert the public sewers which are known to cross the site have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details;
10. No development shall take place until details of the exact location of the public foul sewer on the site have been submitted to the local planning authority. No development or tree planting shall be located within 3m either side of the centreline of the public sewer, and no soakaways shall be located within 5m of the sewer without the prior written consent of the local planning authority;
11. 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;
12. 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;
13. 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 proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials;
14. 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; and
15. The dwellings hereby permitted shall be carried out in accordance with the following

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approved plans: 4178/15/LBP, 4178/15/3, 4178/15/1 & 4178/15/2.

### 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 residents. (Hastings Local Plan 2004 - Policy DG4);
3. In the interests of the visual amenity of the area. (Hastings Local Plan 2004 - Policy DG1);
4. In the interests of the safety of persons and vehicles entering and leaving the access and proceeding along the highway;
5. To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway;
6. To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway;
7. In order that the development site is accessible by non car modes and to meet the objectives of sustainable development;
8. To protect the amenities of adjoining residential properties;
9. To ensure a satisfactory standard of development;
10. To ensure the public sewer is adequately protected;
11. To ensure a satisfactory form of development in the interests of the visual amenity;
12. To ensure a satisfactory form of development in the interests of the visual amenity;
13. To ensure a satisfactory form of development in the interests of the visual amenity;
14. To ensure a satisfactory form of development in the interests of the visual amenity; and
15. 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;

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2. A formal application for connection to the public foul sewerage system is required in order to service this development, please contact Atkins Ltd. Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (Telephone 01962 858688) or [www.southernwater.co.uk](http://www.southernwater.co.uk);
3. In the event that any sewers are found within the site the applicant is advised to contact Atkins Ltd. Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (Telephone 01962 858688) or [www.southernwater.co.uk](http://www.southernwater.co.uk);
4. With regard to conditions 4, 5, 6 & 7, the applicant's attention is drawn to the comments of the Highways Authority dated 27 March 2015; and
5. Consideration should be given to the provision of a domestic sprinkler system.

(The Chair declared the meeting closed at. 7.03 pm)