

**PLANNING COMMITTEE**

**26 AUGUST 2015**

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

**25. APOLOGIES FOR ABSENCE**

Apologies for absence were noted for Councillor Scott.

**26. DECLARATIONS OF INTEREST**

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

<u>Councillor</u>	<u>Minute</u>	<u>Interest</u>
Beaver	27.1 – 145 St. Helens Park Road, Hastings	Personal – Applicant is known to him
Sabetian	27.1 – 145 St. Helens Park Road, Hastings	Prejudicial – he owns a property in the vicinity, the value may be affected by the proposal. Member of St. Helens Management Association which made representations

**27. MINUTES OF THE MEETING HELD ON 29 JULY 2015**

**RESOLVED** – that the minutes of the meeting held on 29 July 2015 be approved and signed by the Chair as a true record subject to the correction of the following wording: Apologies were noted for Councillor Beaver.

**28. NOTIFICATION OF ANY ADDITIONAL URGENT ITEMS**

None.

**29. PLANNING APPLICATIONS ATTRACTION A PETITION:**

**29.1 145 St. Helens Park Road**

Proposal:

Proposed residential development comprising of 4no detached dwellings with detached garages, new private shared access drive and

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Application No:	associated landscaping works. HS/FA/15/00557
Existing Use:	Residential dwelling and curtilage
Hastings Local Plan 2004	TR6, NC10, DG1, DG2, DG3, DG11
Conservation Area:	No
National Planning Policy Framework	No Conflict
Hastings Planning Strategy	FA2, SC1, EN2, EN4, H2 and H3
Development Management Plan	
Proposed Submission Version:	DM1, DM3, DM4 and HN7
Public Consultation:	10 letters of objection received and 2 petitions received

The Development Manager reported on a full application for the erection of 4no detached dwellings with detached garages, new private shared access drive and associated landscaping works within the curtilage of Valehurst (145 St Helens Park Road). No works are proposed to No. 145 St. Helens Park Road itself.

The site consists of a large late Victorian detached property within an extensive garden. The site is located in the junction of St. Helens Park Road and St. Helens Wood Road. The site is not within a Conservation Area or a Listed building.

The area is predominantly residential and consists of a variety of detached houses and semi-detached dwellings. To the rear of the site there is a preserved ancient woodland, however within the site boundary there are no individual or group tree preservation orders.

Due to the varying land levels and the dog-leg shape of the site, the majority of the dwellings would be screened from St. Helens Park Road. All four proposed dwellings are also shown to be set at a lower level than the existing house to ensure they do not appear overbearing or overly dominant within the street scene.

The dwellings are shown to be finished with clay tile pitched roofs, clay vertical tile-hanging with decorative banding, face brickwork and glazing bars within the windows. These elements have all taken reference from the existing property at Valehurst.

The main considerations of this application were the impacts of the proposal on the character and appearance of the area, living environment, highways and transport, drainage, ecology, ancient woodland, trees and biodiversity, affordable housing the amenity of the neighbouring properties.

The Development Manager considered the proposal had been designed to ensure

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that a good quality living environment is created for future occupants without impacting on the amenity of neighbouring residents. The scheme is considered to be in keeping with the character and appearance of the surrounding area and will help provide additional family size accommodation in this part of the Borough. Furthermore, he felt the scheme represented sustainable development and therefore recommended the application for approval subject to conditions and a S106 legal agreement.

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

Having raised his prejudicial interest, Councillor Sabetian was absent from the Chamber during discussion and debate.

The petitioner, Gary Spencer-Holmes, was present and spoke against the application.

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

Councillor Martin Clarke, Ward Councillor, was present and spoke against the application.

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

**RESOLVED – by (8 votes to 0 against, with 1 abstention) that the Development Manager be authorised to issue planning permission upon completion of an agreement under S106 of the Town and Country Planning Act to secure a financial contribution towards the provision of off-site affordable housing, unless it has been conclusively shown that the development would not be viable if a payment were made. In the event that the Agreement is not completed, or the viability issue not resolved by 26 November 2015 that permission be refused on the grounds that the application does not comply with Policy H3 of the adopted Hastings Local Plan, The Hastings Planning Strategy 2011-2018.**

1. **The development hereby permitted shall be begun before the expiration of three years from the date of this permission;**
2. **Before the development hereby approved is commenced a construction and traffic management plan, together with a plan for the reinstatement of any damage to neighbouring roads used by construction traffic shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved plan;**
3. **No development shall take place above ground until samples of the materials to be used in the construction of the external surfaces of the dwellings, garages and boundary treatments hereby permitted have been made available on site and approved in writing by the Local**

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**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 (in accordance with BS5837 2012: Trees in relation to design, demolition and construction – Recommendations). 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 shall take place until temporary protective fences to safeguard the trees and/or hedges to be retained on the site have been erected in accordance with the current BS5837:2012: Trees in relation to design, demolition and construction, standards and to the satisfaction of the Local Planning Authority. All such fences shall be kept in a sound, upright and complete condition until the development has been completed and/or the Local Planning Authority confirm in writing that the works have been sufficiently completed for the fencing to be removed;**
- 7. 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.) where relevant;**
- 8. All hard landscape works shall be carried out in accordance with the**

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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;

9.
  - (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;
  - (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.
10. No development shall take place until a full and adequate site investigation and soils report has been submitted to the Local Planning Authority and work shall not proceed until and unless the SuDS measures deemed to be necessary by the Local Authority and East Sussex County Council as a result of such report, have been incorporated in the development proposals;
11. Before the development hereby approved is commenced a maintenance and management plan for the entire drainage system shall be submitted to and approved in writing by the Local Planning Authority. The plan should clearly state who will be responsible for managing all aspects of the surface water drainage system. The development shall be carried out in accordance with the approved plan;
12. The detached garages hereby approved shall only be used for ancillary purposes incidental to the four new dwellings and for no other purposes;
13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or as may be subsequently amended or re-enacted no extension or external alteration to the properties hereby approved shall take place without the grant of an additional planning permission;
14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no building works within the rear garden areas (for example outbuildings)

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shall take place without the grant of an additional planning permission;

15. The windows shown serving bathrooms and en-suites shall be obscure glazed and remain as such at all times;
16. No development shall take place until the measures outlined in the submitted ecological statement 'Preliminary Ecological Appraisal - EA/36315' carried out by The Mayhew Consultant Ltd, dated April 2015 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.
17. Before the development hereby approved is occupied provision shall be made in each property for connection to fibre-based broadband infrastructure;
18. 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.
19. The development hereby permitted shall be carried out in accordance with the following approved plans and supporting documents: 4352.2A, 4352.3A, 4352.4A, Preliminary Ecology Appraisal EA/363115 & Arboricultural Report AR/36315

**Reasons:**

1. This condition is imposed in accordance with the provisions of Section 91 of the Town and Country Planning Act 1990;
2. To ensure a satisfactory form of development in the interests of the character and amenity of the area, and the safety of road users;
3. To ensure that the finished development takes proper account of the

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**character of the surrounding area in its use of external materials in the interests of the amenity of the area. (Hastings Local Plan 2004 - Policy DG1);**

- 4. In the interests of the visual amenity;**
- 5. In the interests of the visual amenity;**
- 6. In the interests of the health of the trees and to protect the visual amenity;**
- 7. To safeguard the amenity of adjoining residents. (Hastings Local Plan 2004 - Policy DG4);**
- 8. To safeguard the amenity of adjoining residents. (Hastings Local Plan 2004 - Policy DG4);**
- 9. To prevent increased risk of flooding;**
- 10. To prevent increased risk of flooding;**
- 11. To prevent increased risk of flooding;**
- 12. To safeguard the amenity of adjoining and future residents. (Hastings Local Plan 2004 Policies DG1 and DG3);**
- 13. To ensure a satisfactory form of development in the interests of the character and amenity of the area;**
- 14. In the interests of the visual amenity and to protect neighbouring residential amenities;**
- 15. To safeguard the amenity of adjoining and future residents. (Hastings Local Plan 2004 Policies DG1 and DG3);**
- 16. To protect features of recognised nature conservation importance. (Hastings Local Plan 2004 policies NC8 and NC9);**
- 17. To ensure the development complies with policy SC1 of the Hastings Local Plan: The Hastings Planning Strategy;**
- 18. To safeguard the amenity of adjoining residents; and**
- 19. 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. **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. **No site clearance or tree or hedge removal shall be carried out on site between the 1st March and 31st July inclusive in any year, unless otherwise approved in writing by the Local Planning Authority;**
5. **Separate foul and surface water drains must be provided. You are advised to consult Southern Water Services Ltd. with regard to an application for connection to the public foul and surface water sewers;**
6. **A formal application for connection to the public foul sewerage system is required in 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**
7. **Consideration should be given to the provision of a domestic sprinkler system.**

### 30. **PLANNING APPEALS AND DELEGATED DECISIONS**

The Development Manager reported that two planning appeals had been received and two had been dismissed. All matters had arisen between 20<sup>th</sup> July to 14<sup>th</sup> August 2015.

The wording in the report was corrected from '20 July to 14 August' to '20 July to 14 August 2015'.

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

### 31. **PLANNING APPLICATIONS:**

#### 31.1 **Site of former Old Roar House, Old Roar Road**

Proposal:	Construction of new 2-storey 4 bedroomed house.
Application No:	HS/FA/15/00191
Existing Use:	Vacant corner of development site



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Hastings Local Plan 2004	DG1, DG2, DG3, DG11
Conservation Area:	No
National Planning Policy Framework	No Conflict
Hastings Planning Strategy	FA1, FA2, SC1, EN2, EN3, EN4, H1, H2, H3 and T3
Development Management Plan	
Proposed Submission Version:	LRA4, DM1, DM3, DM4, DM6 and HN9
Public Consultation:	15 letters of objection received

The Development Manager reported on an application for the conservation of a detached new 2-storey 4 bedroomed house with an attached garage on the site of Old Roar House, Old Roar Road, St. Leonards on Sea.

The application has been submitted following the grant of permission (HS/FA/14/00052) for the redevelopment of the main site with 10 houses and 4 apartments, including the retention and enhancement of existing areas of woodland.

The dwelling is shown to have a private garden, parking area and bin store within the curtilage. Access to the new dwelling will be gained via the previously approved application (HS/FA/14/00052). The site is currently used as a storage compound and site office area for the workers on site.

Located on the south eastern side of Old Roar Road the site is located within the development site for the approved 2014 application (HS/FA/14/00052). To the north and north-west are low density residential areas characterized by detached properties set in large gardens. To the south is a modern higher density development of detached properties. To the east is an area of ancient and preserved woodland designated as a wildlife corridor, area of nature conservation importance and a local nature reserve.

The trees along the boundary with Old Roar Road form a dense screen and are protected by a group Tree Preservation Order (TPO). Another TPO covers the trees along the sites northern boundary.

During the application consideration process discussions were held with the agent and the Council's Arboriculturalist. As a result of these conversations, the location of the dwelling was altered to ensure there would be a minimal impact on the protected trees along the boundary with Old Roar Road and the surrounding properties.

The main issues were the impacts of the proposal on the character and appearance of the area, highway safety, biodiversity, amenity, ecology and trees.

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Having considered all the matters, the Development Manager considered that the proposed new dwelling would be in keeping with those previously approved on the surrounding site. Although this dwelling is closer to the highway than those previously approved, an adequate level of screen is to be retained and can be added to by a landscaping condition. This will ensure there is no detrimental impact on the streetscene. Furthermore, he felt the proposal had been designed to ensure that a good quality living environment is created for future occupants without resulting in adverse impacts on the amenity of neighbouring residents, the character of the area, highway safety or ecology and recommended the application be approved.

The Human Rights considerations have 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 Roberts.

**RESOLVED** – (unanimously) that the Development Manager be authorised to issue planning permission upon completion of an agreement under S106 of the Town and Country Planning Act to secure a financial contribution towards the provision of off-site affordable housing, unless it has been conclusively shown that the development would not be viable if a payment were made. In the event that the Agreement is not completed, or the viability issue not resolved by 26 November 2015 that permission be refused on the grounds that the application does not comply with Policy H3 of the adopted Hastings Local Plan, The Hastings Planning Strategy 2011-2018.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission;
2. 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.

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.

- i) No occupation of any of the dwelling 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;
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 and removed, together with measures for their protection in the course of

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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 proposed finished levels or contours; means of enclosure; other vehicle and pedestrian access and hard surfacing materials;
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 the dwelling or in accordance with the programme agreed with the Local Planning Authority;
7. The dwelling hereby approved shall not be occupied until readily accessible external storage space for refuse bins awaiting collection and cycle storage space have been provided to the satisfaction of the Local Planning Authority. These storage facilities shall be retained for their intended purposes thereafter;
8. With the exception of internal works the building works, including site clearance and excavation, site deliveries and collections, 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.
9. There shall be no obstruction to visibility (over 0.8 metres above the level of the adjoining footway) within splays, details of which shall be submitted with the details specified in Condition 1;
10. The development shall not be occupied until the parking area and garaging have been provided in accordance with details which have

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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 motor vehicles;

11. No building hereby permitted shall be occupied until the same has been connected to the main drainage system in accordance with the details specified in condition 2;

12. No development shall commence until a plan of site landscaping and ecological enhancements have been submitted to and approved in writing by the Local Planning Authority. This shall include:

site landscaping.

ecological enhancements.

a management plan for the future short and long term management of both retained and created habitats outlining how the management of the area of Toothwort will be secured into the future.

landscaping specifically designed to mitigate against the effects of artificial lighting and increased human access/disturbance.

Ecological enhancements shall particularly focus on the ancient woodland but shall cover techniques and designs aimed at ecological enhancements for other wildlife in accordance with the requirements of the Ecological Scoping Survey by Martin Newcombe dated 4th February 2015;

13. No development shall take place until protective fencing and warning signs have been erected as detailed in the approved Tree Protection Plan SA/956/14 in accordance with condition 3 (above). All permanent fencing and warning signs will be maintained in accordance with the plan, unless otherwise approved in writing by the Local Planning Authority;

14. No site clearance or tree or hedge removal shall be carried out on site between the 1st March and 31st July inclusive in any year, unless otherwise approved in writing by the Local Planning Authority;

15. The windows shown serving the bathroom and en-suites shall be obscure glazed and remain as such at all times; and

17. The development hereby permitted shall be carried out in accordance with the following approved plans: 15.685/01 & 15.685/02.

### Reasons:

1. This condition is imposed in accordance with the provisions of Section 91 of the Town and Country Planning Act 1990;
2. To ensure a satisfactory standard of development and to prevent

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increased risk of flooding;

3. In the interests of the visual amenity and to ensure the tree belt fronting Old Roar Road is adequately maintained;
4. To ensure a satisfactory form of development in the interests of the visual amenity;
5. To ensure a satisfactory form of development in the interests of the character and amenity of the area;
6. To ensure a satisfactory form of development in the interests of the character and amenity of the area;
7. To secure a satisfactory standard of development;
8. In the interests of the amenity of the neighbouring residential occupiers. (Hastings Local Plan 2004 Policy DG1);
9. To ensure that a reasonable standard of access is provided in the interests of pedestrian and traffic safety;
10. To ensure a satisfactory form of development in the interests of the character and amenity of the area;
11. To ensure a satisfactory form of development in the interests of the character and amenity of the area;
12. To protect features of recognised nature conservation importance;
13. To protect features of recognised nature conservation importance;
14. To protect features of recognised nature conservation importance;
15. In the interests of the amenity of the neighbouring and residential occupiers. (Hastings Local Plan 2004 Policy DG1); and
17. For the avoidance of doubt and in the interests of proper planning.

### Notes to the Applicant

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

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; and

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

### 31.2 Worsham Farm - Land north of Wrestwood Road, Bexhill

Proposal:

Outline planning application for demolition of existing farm buildings and structures (other than retention of existing historic main barn and attached annex at Lower Worsham Farm and historic walls at Upper Worsham Farm) and redevelopment to form a residential-led mixed-use urban extension at North East Bexhill comprising up to 1,050 residential dwellings (30% affordable); up to 7,000sqm business floorspace (Use Class B1); up to a two-form entry primary school and children's nursery; up to 2,100sqm (Gross Internal Area) of associated and supporting uses within Use Classes A1-A5 and D1, including commercial premises, multi-use community building and sports pavilion/changing rooms and ancillary car-parking and service areas; public open space and amenity greenspace with sustainable drainage systems; and associated infrastructure including utility services on approximately 57 hectares of land, with all matters reserved other than three primary vehicular accesses from the Gateway Road and a secondary vehicular access from Wrestwood Road.

Application No:

RR/2015/1760/P

The Development Manager reported on a consultation from Rother District Council in relation to a residential-led mixed use urban extension at North East Bexhill.

The application is seeking outline planning consent for:

- Up to 1,050 residential dwellings;
- Up to 7,000m<sup>2</sup> commercial floorspace for uses within Use Class B1;
- Up to a 2 Form Entry Primary School and Children's Nursery;

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- Up to 2,100m<sup>2</sup> (GIA) floorspace of associated and supporting uses within Classes A1-A5 and D1, including commercial premises; multi-use community building and sports pavilion/changing rooms and ancillary car parking and service areas;
- Retention of existing historic main barn and attached annex at Lower Worsham Farm;
- Retention of historic walls at Upper Worsham Farm;
- Public open space and amenity greenspace with sustainable drainage systems;
- Associated infrastructure, including utility services;
- Three primary vehicular accesses from the main entrance and a secondary vehicular access from Wrestwood Road; and
- Demolition of existing farm buildings and structures (other than those features mentioned above).

The site covers an area of 57 hectares of land between the residential neighbourhoods of Pebsham and Sidley to the north east of Bexhill. The site is part of the Local Plan (2006) BX2 Allocation. The majority of the site is currently used as farmland. There are two farmsteads within the planning application site boundary, Upper Worsham Farm and Lower Worsham Farm. Each building has buildings and structures associated with it to be retained or demolished. Boulder Cottage sits in the centre of the area but is outside of the red line planning application boundary and does not form part of this planning application. Worsham Farm Cottages and Worsham Farmhouse are located to the north, also outside of the red line planning application boundary.

Immediately to the north west of the planning application site is Glovers Farm. This area is also part of the BX2 allocation and is currently in the control of SeaChange. SeaChange have obtained planning consent for 22,000 m<sup>2</sup> of commercial development at Glovers Farm, the first phase of which includes the development of a new access road. The new access road (Gateway Road) links the Bexhill to Hastings Link Road (due to be open later in late 2015/ early 2016), with Wrestwood Road. It is the main access road for the BX2 allocation and serves as the main access points for the BX2 new commercial area (Former Glovers Farm) and BX2 residential area (Worsham Farm).

The planning application site has three principal vehicular access points onto the Gateway Road. Two access points will serve the development area to the east of the Gateway Road. A further access will serve the mixed use (residential and commercial) development area to the west of the Gateway Road. Additionally, a secondary access is proposed from the planning application site direct onto Wrestwood Road.

Immediately to the south-west of the planning application site is a smaller area of land promoted separately through the planning system. This land is also part of the BX2 allocation and is currently controlled by Barratt Homes Ltd. Barratt Homes Ltd have secured planning consent for the residential use of the land (108 dwellings). A

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proposed bus/pedestrian/cycle route links the application site with the Barratts' land and through to Pebsham Lane. There are no other physical connections between the two sites, although strategic open space on the Bovis site will be accessible from the Barratt's site.

In support of the proposals the applicant has stated that the development of the site for housing has the potential to enable significant benefits for the area. These include:

- Provision of market and affordable residential units;
- Provision of a commercial/employment area for new and existing businesses and to create new jobs;
- Provision of public open space and landscaping; and
- Financial contributions through Section 106 Agreement to facilitate the upgrading of infrastructure within the local area.

Having considered all the matters, the Development Manager recommended the application be supported.

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

Councillor Beaver proposed a motion to approve the application subject to the amendment of the resolution as set out below. This was seconded by Councillor Dowling.

**RESOLVED – (unanimously) that Rother District Council be advised that Hastings Borough Council supports planning application RR/2015/1760/P, but is concerned that the phasing of the development should ensure that the commercial, educational and supporting facilities are provided alongside the housing.**

(The Chair declared the meeting closed at 6.52 pm)