

Planning Committee Agenda

Wednesday, 26 August 2015 at 6.00 pm

Town Hall, Queen's Square, Priory Meadow, Hastings, TN34 1QR.

If you are attending the Town Hall for this meeting, please enter the building via the Queens Road entrance opposite the cinema.

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

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Agenda Item 3

PLANNING COMMITTEE

29 JULY 2015

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

Apologies for absence were notes for Councillor Beaver

20. DECLARATIONS OF INTEREST

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

<u>Councillor</u>	<u>Minute</u>	<u>Interest</u>
Dowling	22.1 – 56 Alma Terrace, St Leonards on Sea	Prejudicial – he is close friends with a number of the petitioners
Roberts	22.1 – 56 Alma Terrace, St Leonards on Sea	Prejudicial – he is close friends with a number of the petitioners
Scott	22.1 – 56 Alma Terrace, St Leonards on Sea	Prejudicial – he is close friends with a number of the petitioners

21. MINUTES OF THE MEETING HELD ON 1 JULY 2015

RESOLVED – that the minutes of the meeting held on 1 July 2015 be approved and signed by the Chair as a true record

22. PLANNING APPLICATIONS ATTRACTING A PETITION:

22.1 56 Alma Terrace, St. Leonards on Sea

Proposal:	Proposed demolition of chalet bungalow and garage and construction of 10 No. new dwellings with associated off-street parking.
Application No:	HS/OA/15/00211
Existing Use:	Single dwellinghouse
Hastings Local Plan 2004	NC8, NC9, DG1, DG2, DG3, DG11, DG24 and DG27
Conservation Area:	No
National Planning Policy Framework	Sections 4, 6, 7, 10 and 11

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Hastings Planning Strategy	DS1, FA2, SC1, SC2, SC3, SC4, SC7, EN1, EN2, EN3, H1, H2, H3 and T3
Development Management Plan	
Proposed Submission Version:	LP1, DM1, DM3, DM4, DM6, HN7 and HN8
Public Consultation:	68 letters of objection received and 2 petitions received

Councillors Dowling, Roberts and Scott, having declared a prejudicial interest in this application, left the Council Chamber while the matter was considered.

The Development Manager reported on an outline planning application with all matters reserved for the demolition of chalet bungalow and garage and construction of 10 No. new dwellings with associated off-street parking at 56 Alma Terrace, St. Leonards on Sea.

The site incorporates a detached bungalow within substantial grounds and a small flat roofed garage in the western corner of the site. The site is addressed as Alma Terrace, which is to the west of the site, but it also bounds Burry Road to the north with an access on this side. The site otherwise bounds 100 Burry Road to the north-east (another detached bungalow with a substantial garden), properties on Vale Road to the south-east (on the other side of a small natural valley) and 55 Alma Terrace to the south-west.

The local area is made up of residential properties which vary in type and size including terraced houses, bungalows, detached two-storey houses and semi-detached properties.

Alma Terrace is a cul-de-sac leading straight to the application site, but with a pedestrian access only. The site is otherwise served by Burry Road which has a high volume of on-street parking and this leads on to Alma Villas which is a very narrow road.

The applicant has submitted indicative drawings to show that the development can be adequately achieved on site whilst providing sufficient parking, garden space and drainage amongst other considerations. The applicant has amended their indicative layout plan to show that the development can be moved further from trees along the south-eastern boundary and how they can accommodate more parking. The application has been assessed on these amendments.

Specific issues such as the appearance of the buildings, the implementation of green and sustainable design or the final drainage details will be detail with as part of a detailed submission if and when they receive outline planning permission.

The main considerations of this application were the impact on the character and appearance of the area; standard of accommodation proposed, impact on neighbouring residential amenities, highway safety and parking, biodiversity and trees, flooding and drainage, and pollution.

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The Development Manager considered the applicant had adequately demonstrated that a development of 10 houses could be achieved on site and that these proposals are considered to comply with the development plan in accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004. Therefore, the Development Manager 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.

Councillors Beaney, Charlesworth, Edwards, Dowling, Lee, Roberts, Rogers, Street and Wincott attended a site visit prior to the meeting.

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

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

Councillor Colin Fitzgerald, Ward Councillor, was present and spoke against the application.

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

RESOLVED – by (4 votes to 3 against, with 1 abstention, the Chair having used his casting vote) that the Development Manager be authorized to issue outline planning permission upon completion of a S106 Agreement to secure a financial contribution towards cycle route improvements:-

1. **Approval of the details of the layout, scale and external appearance of the building(s), the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced;**
2. **Plans and particulars of the reserved matters referred to in Condition 1 above, relating to the siting, design and external appearance of any buildings to be erected, the means of access to the site and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved;**
3. **Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission;**
4. **The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later;**

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5. **Details of the proposed means of foul sewerage and surface water disposal/management shall be submitted with the details required in connection with conditions 1 above.**
 - (B) **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;**
6. **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;**
7. **Before the development hereby approved is commenced details of the measures to protect the public sewers during construction shall be submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The development shall be undertaken in accordance with the approved details;**
8. **No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan for biodiversity (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP: Biodiversity shall include the following:**
 - (i) **Risk assessment of potentially damaging construction activities.**
 - (a) **Identification of “biodiversity protection zones”.**
 - (b) **Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).**
 - (c) **The location and timing of sensitive works to avoid harm to biodiversity features.**
 - (d) **The times during construction when specialist ecologists need to be present on site to oversee works.**

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- (e) Responsible persons and lines of communication.**
- (f) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.**
- (g) Use of protective fences, exclusion barriers and warning signs.**

The approved CEMP: Biodiversity shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details and phasing agreed, unless otherwise agreed in writing by the local planning authority;

- 9. The details required by condition 1 above shall include details of the suggested biodiversity enhancements measures outlined in the submitted ecological statements and reports (Preliminary Ecological Appraisal, dated February 2015 by the Mayhew Consultancy Ltd - ref EA/35215). The development shall be carried out in accordance with the approved details;**
- 10. 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.
- 11. Before the development hereby approved is commenced a construction and traffic management plan 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.**

Reasons:

- 1. The application is in outline only;**
- 2. The application is in outline only;**
- 3. This condition is imposed in accordance with the provisions of Section 92 of the Town & Country Planning Act 1990;**
- 4. This condition is imposed in accordance with the provisions of Section 92 of the Town & Country Planning Act 1990;**
- 5. To prevent increased risk of flooding;**
- 6. To prevent increased risk of flooding;**

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7. To prevent increased risk of flooding;
8. To protect features of recognised nature conservation importance;
9. To enhance features of recognised nature conservation importance;
10. To safeguard the amenity of adjoining residents. (Hastings Local Plan 2004 - Policy DG4); and
11. In the interests of highway safety and to prevent disturbance to local residents though noise or other types of pollution during the construction of the development.

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 drainage details required by condition 5 should take into account the following comments from the Lead Local Flood Authority:
 - (h) The proposed surface water discharge rate for the site and connection point to the existing sewer should be agreed with Southern Water.
 - i) The surface water management proposal formulated for the detailed design stage should be supported by detailed hydraulic calculations. These calculations should take into account the connectivity of the different drainage features. They should show a 'like for like' discharge rate between the existing and proposed scenarios during the 1 in 1, 1 in 30 and 1 in 100 (plus an allowance for climate change) rainfall events. If it is not practical to limit the runoff volume to the existing, the excess volume during a 6 hours 1 in 100 years storm should be discharged at a rate of 2l/s/ha.
4. In developing their detailed scheme the applicant should refer to the consultation response from Southern Water, dated 19 March 2015 (ref PLAN-009200); and
5. Consideration should be given to the provision of a domestic sprinkler system.
23. PLANNING APPEALS AND DELEGATED DECISIONS:

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The Development Manager reported that three planning appeals had been received and two had been dismissed. He reported on a number of delegated decisions. All matters had arisen between 22 June 2015 and 17 July 2015.

RESOLVED – that the report be noted.

24. **PLANNING APPLICATIONS:**

24.1 **Lower ground floors, 19 and 21 West Hill Road, St. Leonards on Sea**

Proposal:	Proposed conversion of existing 1 No. four bed flat (19 West Hill Road) and 1 No. 5 bed flat (21 West Hill Road) into 3 No. two bed flats and 1 No. one bed flat on Lower Ground Floors at 19 and 21 West Hill Road.
Application No:	HS/FA/15/00408
Existing Use:	Residential flats
Hastings Local Plan 2004	H4, DG1, DG2, DG3, C1
Conservation Area:	Yes – Grosvenor Gardens
National Planning Policy Framework	
Hastings Planning Strategy	DM1, FA2, SC1, EN1, H2, T3
Development Management Plan	
Proposed Submission Version:	DM1, DM3, DM4, HC1, HN1
Public Consultation:	3 letters of objection received

The Development Manager reported on an application for the conversion of the existing lower ground floor flats of 19 and 21 West Hill Road from 1 x 4 bed and 1 x 5 bed to 3 x 2 bed and 1 x 1 bed flats.

The site is located on the lower ground floor of both Nos 19 and 21 West Hill Road. These properties form part of a Victorian terrace of six units all up to four storeys in height. To the side and rear of the buildings, there is a public footpath leading down to St. Leonards Parish Church on the Marina. Opposite the site is a registered residential care home and some 20m from the application site is the junction with Archery Road.

The use of the site as residential is not for consideration, as the use already exists.

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No major internal alterations are proposed as part of this development as the amended layout of the lower ground floors can be achieved, in the majority, by the use of partitions.

The main issues were the impacts on the living environment; impact on the street scene/design, residential amenity and character of the area, parking and highways and sustainable development.

Having considered all the matters, the Development Manager considered that the proposal would result in further flatted development however, due to the nature of the building, the applicant is limited to that form of residential use. When taking into account the overall size of the units and the access to outside space the Development Manager felt the units would be suitable for family use. Furthermore, he believed the proposal represented sustainable development which will help achieve the aims of both national and local planning policy. As such, the Development Manager recommended the application be granted subject to conditions.

The Human Rights considerations have 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 Charlesworth.

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 bathroom window shown serving flat 1 in No.21 West Hill Road shall be obscure glazed and remain as such at all times**
- 3. The development hereby permitted shall be carried out in accordance with the following approved plans: 15.665/01A and 15.665/02A**

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 privacy of the residential occupiers. (Hastings Local Plan 2004 Policy DG1)**
- 3. For the avoidance of doubt and in the interests of proper planning.**

Notes to the Applicant

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- 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 applicant should consult the Building Control Section of the Regeneration & Planning Directorate with regard to the provision of adequate means of escape in case of fire and necessary fire precaution works.**

(The Chair declared the meeting closed at. 7.16 pm)

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Agenda Item 5a

AGENDA ITEM NO: 5 (a)

Report to: PLANNING COMMITTEE

Date: 26 August 2015

Report from: Assistant Director of Housing and Built Environment

Application Address: 145 St Helens Park Road, Hastings, TN34 2JW

Proposal: Proposed residential development comprising of 4no detached dwellings with detached garages, new private shared access drive and associated landscaping works.

Application No: HS/FA/15/00557

Recommendation: Grant Full Planning Permission

Ward: ST HELENS

File No: XH85005V

Applicant: Mr Le Lacheur per Michael D Hall Building Design Studio A 339 London Road Bexhill on Sea, East Sussex. TN39 4AJ

Interest: Freeholder

Existing Use: Residential dwelling and curtilage

Policies

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, H3
Hastings Local Plan, Development Management Plan, Revised
Proposed Submission Version: DM1, DM3, DM4, HN7,

Public Consultation

Adj. Properties: Yes
Advertisement: Yes - General Interest
Letters of Objection: 10
Petitions Received: 2

Application Status: Not Delegated

Notes

Neighbours Expire:	20 July 2015	Members Expire: 20 July 2015 or same as advert expiry if later.
Advert Expires:	24 July 2015	
Neighbours Checked on site:	Y	
Objection letters read:	Y	
Site Visited:	27.07.2015	

Summary

This proposal is for the erection of 4 detached dwellings and garages within the curtilage of Valehurst (145 St Helens Park Road). The main issues are the impacts of the proposal on the character and appearance of the area, the amenity of the neighbouring properties, ancient woodland, trees and biodiversity. After considering all these matters, I recommend the proposal for approval subject to conditions.

The Site and its Location

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

The area is predominantly residential and consists of a variety of detached houses and semi-detached dwellings. Relatively large amounts of trees and other vegetation can also be found in the area which gives it a semi-rural character and appearance.

Details of the Proposal and other Background Information

This is a fully detailed application. The proposal involves the erection of 4 detached dwellings within the curtilage of 145 St Helens Park Road. The proposed new dwellings are shown to have a detached garage, as well as an area of parking within each curtilage. As part of this application no works are proposed to No. 145 St Helens Park Road itself.

Relevant Site History

HS/50/00588 Proposed new garage and alterations
- Granted - 10.10.1950

Details of Consultations

As part of this application, 23 neighbouring properties were consulted, a site notice was displayed and an advert was placed in the local paper. In response to this 11 letters of objection were submitted. The concerns within these letters include the impact of the development on the highway, the impact on the trees, the access to the woods, impact on wildlife, over development,

Two petitions were submitted, one with 16 signatures and the other with 42.

Southern Water have stated that the proposal requires an application for connection to the public sewer. They have also requested that a condition be imposed requiring the submission of the means of dealing with the water disposal prior to works commencing on site.

The Waste and Street Scene Team have stated that each property should have adequate space for the storage of 2x240ltr wheelie bins and that the road layout be suitable for a freighter to drive in, turn around and exit safely.

The Council's Arboriculturalist has the following comments: *The site's western boundary adjoins designated ancient woodland, it is also protected by virtue of HBC tpo120.*

The site itself has in the past been planted with trees of various species some of which act as screening between adjoining gardens. Whilst the garden trees have some landscape value I do not consider them to be of such amenity value as to merit being made subject of a tree preservation order.

Impact of proposal upon existing trees

Many of the existing trees growing in the garden of 145 St Helens Park Rd would be lost as a result of the development proposals implementation. Whilst tree loss is regrettable, the loss in this instance would not impact significantly upon the amenity of the wider landscape. Of greater concern is the impact of the proposal upon the adjoining ancient woodland. It would appear that the applicant has considered the ancient woodland and that Natural England standing advice has been followed.

Recommendations

I do not raise an objection to the development proposal. Please attach the following conditions.

- The tree protection on site must be in accordance with British Standard Trees in relation to design, demolition and construction – Recommendations.

- A planting scheme must form a part of the conditions that relate to the planning permission.

Planning Considerations

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise".

Character and Appearance

Having reviewed the proposed plans, I am of the opinion that the dwellings are of an acceptable scale and size in this location. 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 pitch 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. Taking this in to account, I am of the opinion that the scheme is in keeping with the character and appearance of the surrounding area.

Living Environment

Policy DM3 of the Hastings Development Management Plan Revised Proposed Submission Version (DM Plan) sets out minimum internal floor areas for new dwellings. These standards state that a residential property with 4 bedrooms shall have a minimum floor area of 106m². The proposed dwellings exceed this requirement.

The Department for Communities and Local Government also recently produced technical guidance for space standards. Having assessed the proposed plans against these additional criteria, I am satisfied that the proposed new dwellings also meet these requirements and the resultant living accommodation is acceptable.

In terms of the potential impact on the existing dwelling on site, it is apparent that the new dwellings have been located in a position to ensure there would not be an adverse impact in terms of light, outlook, overbearing or privacy. It is therefore considered that future occupants will experience a good quality living environment.

Having reviewed the proposed plans, it is apparent that care has been taken in relation to the proposed floor layouts of the dwellinghouse to ensure that there is minimal potential of overlooking the properties at No. 141 and 147 St Helens Park Road. I would however still suggest that a condition be imposed requiring that any bathroom or en-suite windows be obscure glazed and remain as such at all times.

Highways and Transport

I take into account the concerns raised by the local residents of St Helens Park Road and Shining Cliff in relation to the potential increase in vehicles and vehicle parking. However, having reviewed the proposed plans it is apparent that each of the new dwellings is provided with a garage and ample parking for at least two vehicles. Taking this into account I am of the opinion that, due to the spacious nature of the development, the resultant increase in vehicles can be contained within the site.

Ecology

This application has been supported by a Primary Ecology Appraisal. This appraisal concludes that no additional ecological surveys are considered necessary. However, the author of the report has recommended various mitigation measures to protect existing biodiversity on site during any construction and increasing the level of biodiversity post development.

Trees

As part of this application, 13 individual trees, 6 groups and part of one other group of trees would be lost. Although this is a large number of trees, the Council's Arboriculturalist has stated that the loss of these trees would not impact significantly upon the amenity of the wider landscape. As stated above, the site is not within a Conservation Area and the trees are not protected by a TPO. As a result, the freeholders of the site are within their right to remove the trees without seeking formal consent. The Tree Officer did raise concerns about the potential impact of the development on the adjoining ancient woodland. However from the documentation submitted, it appears that the necessary Natural England standing advice has been followed.

Taking this into account I am of the opinion that a condition should be imposed requiring that adequate tree protection measures are installed and retained during the development process.

Drainage

In order to ensure that the proposal makes adequate provision for foul and surface water drainage and following the response from Southern Water, it is recommended that a condition is imposed requiring drainage details to be submitted for approval.

The agent has also submitted a SuDS report in line with the East Sussex County Council requirements. This statement underlines that, to comply with the requirements, 2 inter linking methods of water filtration and retention are required. The agent has suggested that a Geocellular system could be incorporated within the site along with a drainage swale. The agent has also confirmed that a soils investigation report is to be undertaken in respect of the ground conditions relative to the foundation design and drainage. In light of this, I would suggest that a condition be imposed requiring the investigation report and detailed plans demonstrating the proposed drainage methods on site, be submitted prior to commencement of works on site.

Affordable Housing

Policy H3 in the adopted Hastings Plkanning Strategy 2011-2028 requires a financial payment towards the off site provision of affordable housing on sites such as this where there is a net increase in the number of dwellings. Table 7 states:

- b) Housing developments on Greenfield land will be expected to make the following provision for affordable housing:

Site size range (number of net dwellings)	Percentage requirement	On-site provision required? Yes/No	Or, financial contribution in lieu of on-site provision? Yes/No
1-4	20% financial contribution	No	Yes
5-9	20%	Yes	Yes
10-14	40%	Yes	Yes
15+	40%	Yes	No

In November 2014 the Government announced that affordable housing should no longer be sought for developments of 10 or fewer houses. For 11 or more local planning authorities would still be able to apply their affordable housing policies, so we stopped applying this policy to smaller developments. However, more recently a High Court Challenge determined that the Governments decision was unlawful so we are again able to apply Policy H3 in full. This change has come very late in the process for this application, but nevertheless it is considered reasonable to require an affordable housing payment.

Conclusion

The proposal has been designed to ensure 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 area and

helps provide additional family size accommodation in this part of the Borough. It is therefore considered that the scheme represents sustainable development and is acceptable. I therefore recommend the proposal for approval subject to conditions.

Other considerations

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

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

Recommendation

A) 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 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.

B) Subject to the above

Grant Full Planning Permission subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. 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 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 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) 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 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.
19. For the avoidance of doubt and in the interests of proper planning.

Notes to the Applicant

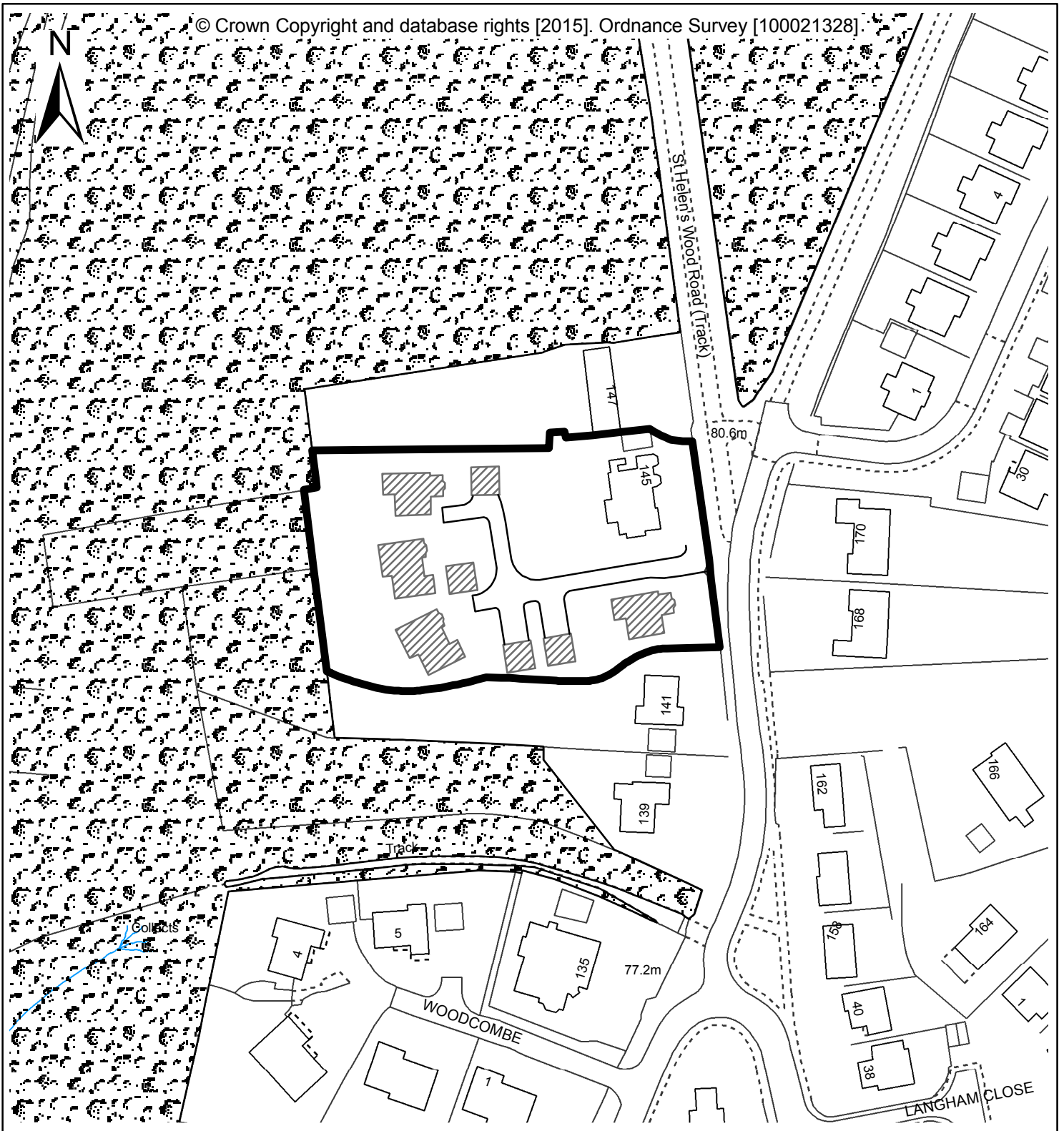
1. Failure to comply with any condition imposed on this permission may result in enforcement action without further warning.
2. Statement of positive engagement: In dealing with this application Hastings Borough Council has actively sought to work with the applicant in a positive and proactive manner, 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.
7. Consideration should be given to the provision of a domestic sprinkler system.

Officer to Contact

Mrs E Meppem, Telephone 01424 783288

Background Papers

Application No: HS/FA/15/00557 including all letters and documents



**145 St Helens Park Road
Hastings
TN34 2JW**

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



Ancient Woodland



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

Date: Aug 2015

Scale: 1:1,250

Application No. HS/FA/15/00557

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Agenda Item 6

Agenda Item: 6

Report to: Planning Committee

Date: 26 August 2015

Report from: Development Manager

Title of report: **PLANNING APPEALS & DELEGATED DECISIONS**

Purpose of report: To inform the Planning Committee of any planning appeals that have been lodged, of any decisions received from the Planning Inspectorate and the number of delegated decisions made between 22 June 2015 to 17 July 2015

Recommendations: That the report be noted

Address	Proposal	BPO's Rec.	Where the decision was made	Type of Appeal
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The following appeals have been received:

39 Devonshire Road, Hastings, TN34 1NF	Convert two bedroom house to a 4 bedroom HMO (C4)	Refusal	Delegated	Planning
24 and land east of, 16-24 Ironlatch Avenue, St Leonards-on-sea	Demolition of an existing bungalow at 24 Ironlatch Avenue and the construction of eight dwelling houses and a new access road on land to the East of Ironlatch Avenue	Refusal	Delegated	Planning

The following appeals have been dismissed:

25 Havelock Road, Hastings	Alterations to shopfront	Refusal	Delegated	Planning
372 Battle Road & Land rear of 14 Beauharrow Road, St Leonards-on-sea, TN37 7BJ	Construction of four detached dwellings together with associated parking	Refusal	Delegated	Planning

Type of Delegated Decision	Number of Decisions
Granted	44
Withdrawn Returned	1
Permission not required	1
Refused	8
Withdrawn by Applicant	4

Background Papers:

Various correspondence with Planning Inspectorate

Report written by:

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

Agenda Item 7a

AGENDA ITEM NO: 7 (a)

Report to: PLANNING COMMITTEE

Date: 26 August 2015

Report from: Assistant Director of Housing and Built Environment

Application Address: Site of former Old Roar House, Old Roar Road, St Leonards-on-sea

Proposal: Construction of new 2-storey 4 bedroomed house

Application No: HS/FA/15/00191

Recommendation: Grant Full Planning Permission

Ward: CONQUEST

File No: OL70080V

Applicant: Gemselect per Oaten Architects CMC 45 Roberston Street Hastings, East Sussex. TN34 1HL

Interest: Developer

Existing Use: Vacant corner of development site.

Policies

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,T3

Hastings Local Plan, Development Management Plan, Revised
Proposed Submission Version: LRA4, DM1, DM3, DM4, DM6, HN9

Public Consultation

Adj. Properties: Yes

Advertisement: No

Letters of Objection: 15

Petitions Received: 0

Application Status: Not Delegated

Notes

Neighbours Expire: 24 July 2015 Members Expire: 24 July 2015 or same as advert expiry if later.

Neighbours Checked on site: Y
Objection letters read: Y
Site Visited: 01.7.2015

Summary

This application has been submitted following on from 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 main considerations are the impacts of the proposal on the character and appearance of the area, highway safety, biodiversity, amenity, ecology and trees. After considering all matters, I recommend the proposal for approval subject to conditions.

The Site and its Location

The site is located on the south eastern side of Old Roar Road and is located within the development site for the approved 2014 application mentioned above. The site is currently being used as the storage compound and site office area for the workers on site. The area is of land surrounded by woodland/mature trees.

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.

To the north and north-west are low density residential areas characterised 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.

Details of the Proposal and Other Background Information

The proposal is for the erection of a detached 4-bedroom dwelling with an attached garage. The dwelling is shown to have a private garden, parking area and bin store within the curtilage.

The access to the new dwelling will be gained via the previously approved access under the 2014 application.

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.

Relevant Site History

- HS/FA/14/00770 Variation of condition 22 (approved plans) of planning permissions
HS/FA/14/00052 - amendment to road layout - Granted 03.07.2015
- HS/FA/14/00052 Redevelopment of site with 10 houses and 4 apartments, including the retention and enhancement of existing area of woodland,
Granted 09.07.2014
- HS/FA/13/00499 Redevelopment of site with 10 houses and 4 apartments, including the retention and enhancement of existing areas of woodland.
Granted 18 December 2013.
- HS/OA/07/00997 Redevelopment of site with 10 houses and 4 apartments, including the retention & enhancement of existing areas of woodland.
Granted 01 February 2008.

Details of Consultations

East Sussex Highways have stated that the proposal is unlikely to have a significant impact on the existing highway.

The Council's Arboriculturalist has stated that, following on from the amended site layout, the development proposal could work alongside the existing trees. This is subject to planting and landscaping conditions.

A total of 15 letters of objection were submitted in response to the consultations. The main issues within these letters include the impact on the highway and levels of parking, the level of noise while the existing development is taking place, the impact on the trees and the impact on wildlife.

A petition was also submitted however it is considered invalid as it does not meet the Council's petition requirements because it does not set out the reasons for the objection on the same page as the signatures, so people signing the petition might not have been clear what they were signing.

Planning Considerations

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise".

Character and Appearance

Having reviewed the proposed plans, I am of the opinion 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 landscaping condition. This will ensure that there is no detrimental impact on the streetscene.

Living Environment

Policy DM3 of the Hastings Development Management (DM) Plan Revised Proposed Submission Version sets out minimum internal floor areas for new dwellings. These standards state that a residential property with 4 bedrooms shall have a minimum floor area of 106m².. The proposed dwelling meets this requirement.

The Department for Communities and Local Government also recently produced technical guidance for space standards. Having assessed the proposed plans against these additional criteria, I am satisfied that the proposal complies and the resultant living accommodation is acceptable.

In terms of the potential impact on the existing dwellings on site, it is apparent that this dwelling has been located in a position to ensure there would not be an adverse impact in terms of light, outlook, overbearing impact or privacy. It is therefore considered that future occupants will experience a good quality living environment.

Highways and Transport

The previous approvals HS/FA/14/00052 & HS/FA/13/00499 included conditions ranging from parking spaces and cycle storage to visibility and drainage. As this application is for a similar style of dwelling I would suggest that some of these conditions are imposed again.

With regards to the use impact of the additional traffic movements created as a result of the new dwelling, the Highways Authority have stated that this is unlikely to have an unacceptable impact.

Ecology

This application has been supported by an ecological scoping survey. This document is an update to the report from 2013 which accompanied the previous planning applications.

The new report concludes that the proposal would not result in adverse impacts on protected animal species.

The report does however identify a protected plant species (Toothwort) within the planning application site boundary. The report states that '*the protection of this Toothwort site remains paramount*'. The identified area of the site is currently protected by Heras fencing and I would suggest imposing a condition requiring that a suitable level of protection remains in place during the development. I would also suggest that, as part of a landscaping condition, details are provided underlining how it is proposed to protect this area for the foreseeable future.

Trees

As part of the original submission for this application, a tree survey was submitted with 3 trees (T1, T5 & T6) identified for removal. As stated above, the location of the proposed dwelling has been amended and as a result moved away from this cluster of trees. I take into account the recommendation that T6 be removed imminently as it is deceased. However, I would suggest that, in light of the relocation of the dwellinghouse and the recommendations of the ecologist's report, in relation to the protection of this area due to the presence of Toothwort, a condition be imposed requiring details of whether these trees are still required to be removed. If their removal is required to facilitate the development, information should be submitted as part of the landscaping condition detailing proposed replacement tree

planting.

With regards to the protected trees to the rear of the site, the Council's Arboriculturalist has stated that, following on from the relocation of the dwelling, the scheme is considered acceptable subject to conditions.

Drainage

Southern Water were not formally consulted as part of this application, however, due to the nature of the development, I would suggest the drainage conditions imposed on the previous applications be carried across to this scheme.

Affordable Housing

Policy H3 in the adopted Hastings Planning Strategy 2011-2028 requires a financial payment towards the off site provision of affordable housing on sites such as this where there is a net increase in the number of dwellings. Table 7 states:

- b) Housing developments on Greenfield land will be expected to make the following provision for affordable housing:

Site size range (number of net dwellings)	Percentage requirement	On-site provision required? Yes/No	Or, financial contribution in lieu of on-site provision? Yes/No
1-4	20% financial contribution	No	Yes
5-9	20%	Yes	Yes
10-14	40%	Yes	Yes
15+	40%	Yes	No

In November 2014 the Government announced that affordable housing should no longer be sought for developments of 10 or fewer houses. For 11 or more local planning authorities would still be able to apply their affordable housing policies, so we stopped applying this policy to smaller developments. However, more recently a High Court Challenge determined that the Government's decision was unlawful so we are again able to apply Policy H3 in full. This change has come very late in the process for this application, but nevertheless it is considered reasonable to require an affordable housing payment.

Conclusion

I am of the opinion that the proposal has 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.

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

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

Recommendation

A) 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 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.

B) Subject to the above

Grant Full Planning Permission subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2.
 - (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 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 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 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:
- (i) site landscaping.
 - (ii) ecological enhancements.
 - (iii) 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.
 - (iv) 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.
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 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)
17. 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. Consideration should be given to the provision of a domestic sprinkler system.

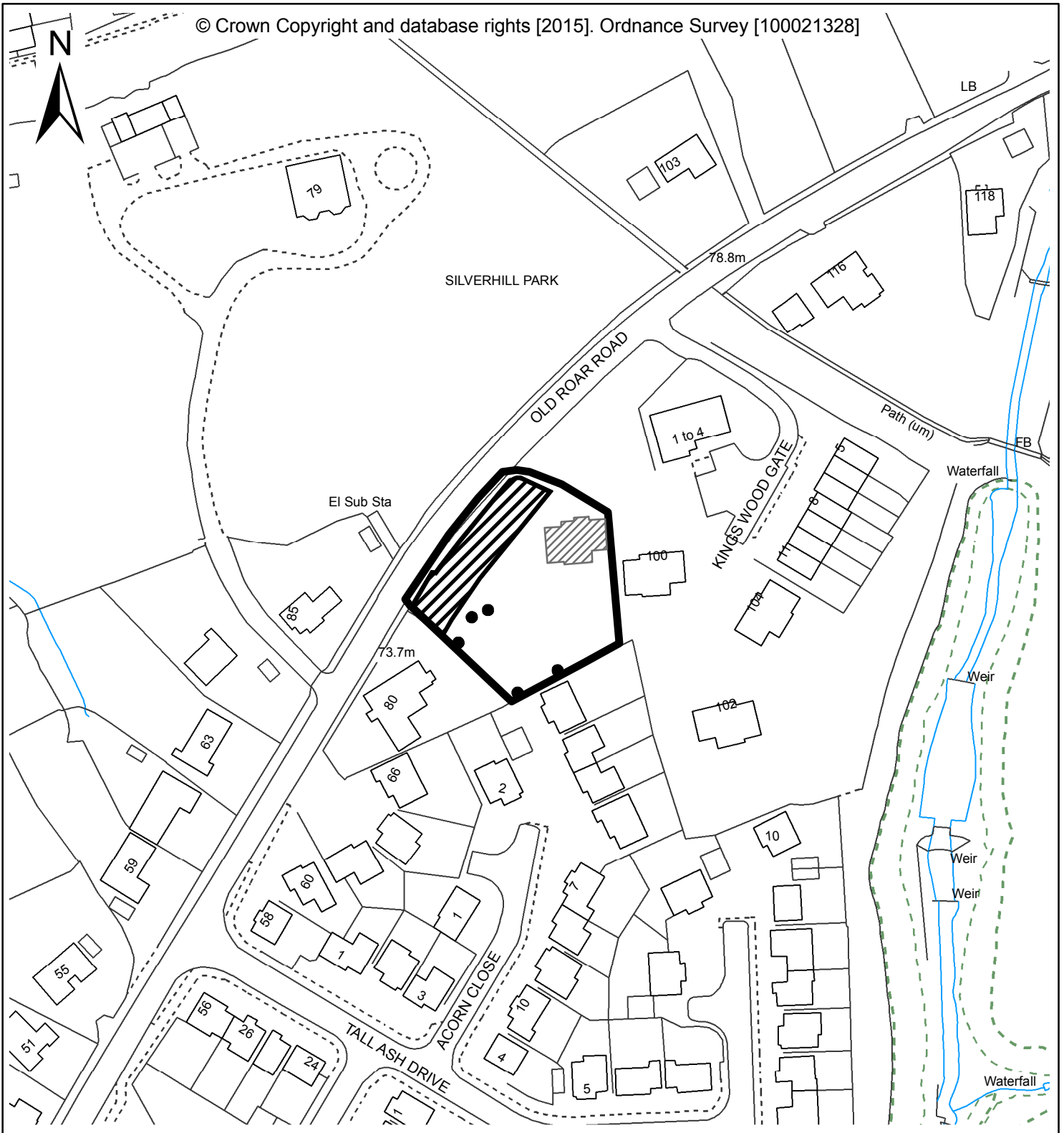
Officer to Contact

Mrs E Meppem, Telephone 01424 783288

Background Papers



Application No: HS/FA/15/00191 including all letters and documents

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Site of former Old Roar House
Old Roar Road
St Leonards-on-sea

Construction of new 2-storey 4 bedroomed house

 Group TPO
 Individual TPO



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

Date: Aug 2015

Scale: 1:1,250

Application No. HS/FA/15/00191

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Agenda Item 7b

AGENDA ITEM NO: 7 (b)

Report to: PLANNING COMMITTEE

Date: 26 August 2015

Report from: Assistant Director of Housing and Built Environment

Application Address: **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

Recommendation: Support the application

Summary

This application is a consultation from Rother District Council in relation to a residential-led mixed use urban extension at North East Bexhill (NE Bexhill). The applicants are, Bovis Homes Ltd (the developer).

The Proposal

In summary, the application is seeking outline planning consent for:

- Up to 1,050 residential dwellings;
- Up to 7,000m² commercial floorspace for uses within Use Class B1;
- Up to a 2 Form Entry Primary School and Children's Nursery;
- Up to 2,100m² (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 proposals cover an area of 57 hectares of land to the North East of Bexhill (identified as part of the BX2 allocation in the saved Rother Local Plan (2006) with all matters reserved (except the primary access points).

Planning Background & Site Issues

The planning application site lies 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 farmstead has buildings and structures associated with it. The majority of the agricultural buildings at Upper Worsham Farm are modern structures which are proposed to be demolished, although historic walls, currently used as a shelter will be retained. The agricultural buildings at Lower Worsham farm have more historic value and the majority are proposed to be retained and converted to other uses, where viable and feasible to do so.

Boulder Cottage is a Listed Building located in the centre of the area, accessed direct from Worsham Lane. Boulder Cottage is outside of the redline planning application boundary and does not form part of this planning application. Access to Boulder Cottage will remain from Worsham Lane. Worsham Farm Cottages and Worsham Farmhouse are located to the north, also outside of the redline planning application boundary, access to these properties will remain from Worsham Lane.

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 m² 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 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.

Planning Considerations

The proposed development of North East Bexhill and the Bexhill to Hastings Link Road forms part of the Planning Strategies in the adopted Rother and Hastings Local Plans and will provide additional housing and employment opportunities for the overall locality. The Combe Valley Countryside Park adjoins the proposed development area to the north and east.

Recommendation

That Rother District Council be advised that Hastings Borough Council supports planning application RR/2015/1760/P

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