

PLANNING COMMITTEE

23 SEPTEMBER 2015

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

32. APOLOGIES FOR ABSENCE

None.

33. DECLARATIONS OF INTEREST

Councillors made no declarations of interest at this meeting.

34. MINUTES OF THE MEETING HELD ON 26 AUGUST 2015

RESOLVED – that the minutes of the meeting held on 26 August 2015 be approved and signed by the Chair as a true record subject to the amendment of Councillor Beaver’s declaration of interest in Minute No 27.1 Change Applicant to ‘Agent’.

35. NOTIFICATION OF ANY ADDITIONAL URGENT ITEMS

None.

36. PLANNING APPLICATIONS ATTRACTING A PETITION:

36.1 Beauport Holiday Park, The Ridge West, St. Leonards on Sea

Proposal:	Various tree works to trees in TPO 227 including felling, coppicing and pollarding.
Application No:	HS/FA/15/00591
Existing Use:	Holiday Caravan Park
Hastings Local Plan 2004	NC8, NC11, L2
Conservation Area:	No
National Planning Policy Framework	No Conflict
Hastings Planning Strategy	EN3, EN4, EN7
Development Management Plan	
Proposed Submission Version:	CC1 – Caravan, Camping and Chalet Sites

PLANNING COMMITTEE

23 SEPTEMBER 2015

Public Consultation:

4 letters of objection received
and 1 petition received

The Development Manager reported on an application for proposed tree works to trees within in Tree Preservation Order 227 including felling, coppicing and pollarding at Beauport Holiday Park, The Ridge West, St. Leonards on Sea.

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

The application seeks TPO consent for the following works:-

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

The reasons for the proposed works are due to: Continued woodland management works generated through a recent tree safety inspection of the site. The woodland through natural process will replace any removed trees.

The Borough Arboriculturalist comments that at the time of his site visit the trees were of varied condition, many had been subject to coppicing sometime previous and had since grown into significant trees. Others were in poor condition, some beginning to damage a boundary wall that runs parallel to the Ridge highway.

In view of the fact that the area is protected woodland (TPO 227) and all works have to be subject to consent, it is the recommendation of the Arboriculturalist that the proposed works are acceptable. The concerns of local residents are noted but screening will remain and trees will replenish in accordance with good arboricultural management. As such, the Development Manager felt the tree works were acceptable and recommended the application be approved subject to conditions.

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

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

PLANNING COMMITTEE

23 SEPTEMBER 2015

The applicant declined to speak.

Councillor Lee proposed a motion to approve the application as set out in the resolution below, subject to the addition of note 6. This was seconded by Councillor Beaver.

RESOLVED – by (8 votes to 2 against) that planning permission be granted subject to the following conditions:-

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

Reasons:

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

Notes to the Applicant

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

PLANNING COMMITTEE

23 SEPTEMBER 2015

Forestry Commission
South East and London Area Office
Bucks Horn Oak
Farnham
Surrey
GU10 4LS

0300 067 4420

adminhub.buckshornoak@forestry.gsi.gov.uk

37. PLANNING APPEALS AND DELEGATED DECISIONS

The Development Manager reported that one planning appeal had been received. All matters had arisen between 17th August to 11th September 2015.

RESOLVED – that the report be noted.

38. PLANNING APPLICATIONS:

38.1 62 Linton Road

Proposal:	Two storey rear extension including extension of balcony.
Application No:	HS/FA/15/00357
Existing Use:	Residential
Hastings Local Plan 2004	DG1, DG3, L6
Conservation Area:	No
National Planning Policy Framework	No Conflict
Hastings Planning Strategy	SC1 and EN1
Development Management Plan	
Proposed Submission Version:	DM1, DM3, HN1 and HN4
Public Consultation:	4 letters of objection received

The Development Manager reported on an application for a two storey rear extension including balcony at 62 Linton Road, Hastings.

62 Linton Road is a substantial semi-detached building with a large rear steeply

PLANNING COMMITTEE

23 SEPTEMBER 2015

sloping garden.

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

Although initially submitted as a householder application, this application has been amended into a full application as the lower ground floor and ground floor comprise a maisonette occupied by the owner and the upper storey's are rented out as bedsits (HMO).

The application seeks permission for various internal changes and extensions at lower ground floor level and ground floor level. Given the split level nature of the building, these extensions being to the rear of the building constitute in effect extensions to the ground and first floor.

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

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

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

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

The main issues were the impacts on residential amenity and visual amenity.

The Development Manager recommended the application be approved 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 Dowling.

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

PLANNING COMMITTEE

23 SEPTEMBER 2015

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission;
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

1300-1A, 13100-2
- 3 The side facing windows in the two en-suite bathrooms (south facing) shall be obscured and of a non-opening type; and
- 4 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reasons:

- 1 This condition is imposed in accordance with the provisions of Section 91 of the Town and Country Planning Act 1990;
- 2 For the avoidance of doubt and in the interests of proper planning;
- 3 In the interests of the amenity of the neighbouring residential occupiers. (Hastings Local Plan 2004 Policy DG1); and
- 4 In the interests of the visual amenity of the area. (Hastings Local Plan 2004 Policy DG1).

Notes to the Applicant

- 1 Failure to comply with any condition imposed on this permission may result in enforcement action without further warning; and.
- 2 Statement of positive engagement: In dealing with this application Hastings Borough Council has actively sought to work with the applicant in a positive and proactive manner, in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

(The Chair declared the meeting closed at. 6.33 pm)