

Planning Committee Agenda

Wednesday, 23 September 2015 at 6.00 pm

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

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

		Page No.
1.	Apologies for Absence	
2.	Declarations of Interest	
3.	Minutes of the meeting held on 26 August 2015	1 - 16
4.	Notification of any additional urgent items	
5.	Planning Applications attracting a petition:	
	(a) Beauport Holiday Park, The Ridge West, St. Leonards on Sea (<i>Development Manager</i>)	17 - 24
6.	Planning Appeals and Delegated Decisions	25 - 26
7.	Planning Applications:	
	(a) 62 Linton Road (<i>Development Manager</i>)	27 - 32

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Agenda Item 3

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

PLANNING COMMITTEE

26 AUGUST 2015

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

PLANNING COMMITTEE

26 AUGUST 2015

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**

PLANNING COMMITTEE

26 AUGUST 2015

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

PLANNING COMMITTEE

26 AUGUST 2015

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)

PLANNING COMMITTEE

26 AUGUST 2015

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

PLANNING COMMITTEE

26 AUGUST 2015

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;

PLANNING COMMITTEE

26 AUGUST 2015

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; 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 20th July to 14th 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

PLANNING COMMITTEE

26 AUGUST 2015

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.

PLANNING COMMITTEE

26 AUGUST 2015

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

PLANNING COMMITTEE

26 AUGUST 2015

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

PLANNING COMMITTEE

26 AUGUST 2015

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

PLANNING COMMITTEE

26 AUGUST 2015

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

PLANNING COMMITTEE

26 AUGUST 2015

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 7,000m² commercial floorspace for uses within Use Class B1;
- Up to a 2 Form Entry Primary School and Children's Nursery;

PLANNING COMMITTEE

26 AUGUST 2015

- 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 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 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

PLANNING COMMITTEE

26 AUGUST 2015

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)

Agenda Item 5a

AGENDA ITEM NO: 5 (a)

Report to: PLANNING COMMITTEE

Date: 23 September 2015

Report from: Assistant Director of Housing and Built Environment

Application Address: **Beauport Holiday Park, The Ridge West, St Leonards-on-sea, TN37 7PP**

Proposal: **Various tree works to trees in TPO 227 including felling, coppicing and pollarding.**

Application No: **HS/TP/15/00591**

Recommendation: **Grant Consent**

Ward: ASHDOWN
File No: TPO227
Applicant: Mr Haskett per Corsican Associates Pinewood Settlement Smallwood Green Bradfield St George, Bury St edmunds, Suffolk. IP30 0AJ

Interest: Owner
Existing Use: Holiday Caravan Park

Policies

Hastings Local Plan 2004: NC8,NC11,L2
Conservation Area: No
National Planning Policy Framework: No Conflict
Hastings Planning Strategy: EN3,EN4,EN7
Hastings Local Plan, Development Management Plan, Revised
Proposed Submission Version: CC1 - Caravan, Camping and Chalet Sites

Public Consultation

Adj. Properties: Yes
Advertisement: Two Site Notices
Letters of Objection: 4
Petitions Received: 1

Application Status: Not delegated - Petition received

Summary

The application relates to proposed tree works within Tree Preservation Order 227 which adjoins The Ridge West. Considering the advice of the Borough Arboriculturalist and the objections received, I consider the tree works to be acceptable and recommend approval subject to conditions.

The Site and its Location

The site is 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 and is subject to planning conditions imposed in planning permissions OA/59/8/3449 and 59/208/3449.

Details of the Proposal and Other Background Information

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 x1
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 x1
Silver Birch removal x 7

Previous Site History

OA/59/8/3449	Extension of caravan park to accommodate a further 38 caravans Granted - 10/02/1959
59/208/3449	Extension of caravan park to accommodate a further 50 caravans Granted - 12/05/1959
HS/FA/12/00396	Extension of the opening period to between 1st March & 31 January in the following year (original planning permission granted by Rother District Council A/61/160) Granted - 26/06/2012
HS/FA/13/00492	Extension of the opening period to allow holiday occupancy throughout the year (original planning permission granted by Rother District Council A/61/160) Granted - 22/08/2013

Details of Consultations

Borough Arboriculturalist comments

Trees

- Trees that are the subject of this application are covered by TPO227, identified within the first schedule as W1. Tree species have been identified as Ash, Beech, Birch, Hornbeam, Lime, Oak, Sweet chestnut, Sycamore and Yew in varying numbers, age class mature.

- The trees identified within the application are growing in the grounds of Beauport Caravan Park. The trees are clearly visible from the public highway, providing visual benefits to the local landscape.
- At the time of the 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.

Proposal

- The applicant wishes to undertake the following works: Various tree works including felling, coppicing and pollarding.
- 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.

Recommendations

- The proposed pruning works are unlikely to have a negative impact upon the long term health of the woodland as a whole.
- The borough arboriculturalist raises no objections to the proposed works.

Tree works must be undertaken in accordance with BS3998: 2010, *Recommendations for Tree work*.

Rother District Council

Has **No Objection** to various works to trees in TPO 227 including felling, coppicing and pollarding at Beauport Holiday Park, The Ridge West, St Leonards on Sea.

The felling of the trees should be subject to replacement planting where possible and if any coppice stools fail following coppicing. The coppicing should be phased in order to limit the impact on amenity and maintain the screening to the site.

Public Consultation Responses

Petition

' I understand that the trees may need to be felled for reasons of health and safety for woodland management as they are diseased but trees should be replaced as this is an area which has tree preservation orders (TPO No 227). I have concerns that it will change the appearance (tree loss) of the area and that the land should remain open land and if this is clear the applicant could later on apply to put log cabins, caravans or even a road in. This will have a detrimental effect on the house price and create more noise and pollution to the area '

Signed by 21 persons.

Four letters indicating objections and concerns relating to the proposed works and one letter requiring arboricultural comments.

The key points raised are objections to the works within the High Weald AONB, the effect on the ecology of the area, the opening up of the site and loss of tree screen. The removal and pollarding of the trees could create an opportunity for extensions to the caravan site. Also concerns about noise levels and possible flooding. Mention is also made that HBC have opposed tree felling in this locality on a couple of occasions in the past.

Planning Considerations

In planning terms, the decision in relation this TPO application has to be made with regard to Hastings Local Plan Policies EN3 Nature Conservation and Improvement of Biodiversity, Policy EN4 Ancient Woodland and EN7 Conservation and Enhancement of Landscape and Policy CC1 of the Hastings Local Plan Development Management Plan - Caravan, Camping and Chalet sites. The TPO 227 provides significant screening of the Beauport Holiday Park from The Ridge West and forms part of the original planning conditions imposed on the site. With Woodland TPOs, maintenance and health and safety issues also have to be considered and the views of the HBC Arboriculturalist are shown above. 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 currently 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.

Other considerations:

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

Recommendation

Grant Consent 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.
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.
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.
5. This consent does not override the rights of the owners of the trees whose consent must also be obtained.

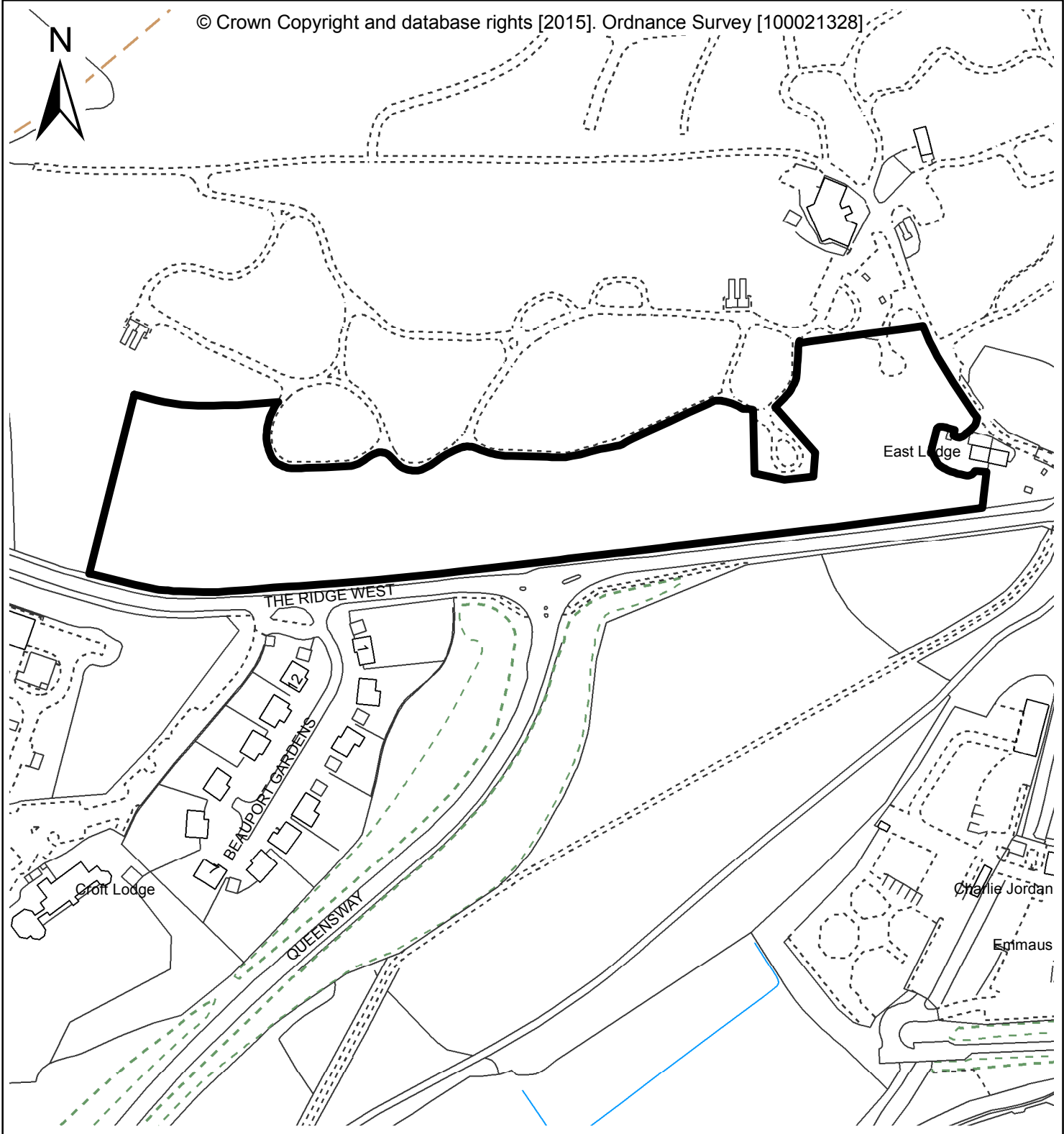
Officer to Contact

Mr F Rallings, Telephone 01424 783298

Background Papers

Application No: HS/TP/15/00591 including all letters and documents

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**Beauport Holiday Park
The Ridge West
St Leonards-on-sea, TN37 7PP**

Various tree works to trees in TPO 227 including felling, coppicing and pollarding.



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

Date: Sep 2015

Scale: 1:2,500

Application No. HS/FA/15/00591

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Agenda Item 6

Agenda Item: 6

Report to: Planning Committee

Date: 23 September 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 17 August 2015 to 11 September 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 appeal against imposition of conditions has been received:

16 Russell Street, Hastings, TN34 1QU	Proposed conversion from shop to terraced house.	Grant Permission	Delegated	Planning
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The following appeals have been dismissed:

Nothing to report

Type of Delegated Decision	Number of Decisions
Granted	64
Prior Approval Not Required	1
Refused	12
Withdrawn by Applicant	1

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:

Report to: PLANNING COMMITTEE

Date: 23 September 2015

Report from: Assistant Director of Housing and Built Environment

Application Address: 62 Linton Road, Hastings, TN34 1TN
Proposal: Two storey rear extension including extension of balcony

Application No: HS/FA/15/00357

Recommendation: Grant Full Planning Permission

Ward: BRAYBROOKE
File No: LI75062
Applicant: Mr Martin per Malcolm Tree Structural Engineer
The Trees 29 Mill Road Rye, East Sussex.
TN31 7NN

Interest: Freeholder
Existing Use: Residential

Policies

Hastings Local Plan 2004: DG1, DG3, L6
Conservation Area: No
National Planning Policy Framework: No Conflict
Hastings Planning Strategy: SC1, EN1
Hastings Local Plan, Development Management Plan, Revised
Proposed Submission Version: DM1, DM3, HN1, HN4

Public Consultation

Adj. Properties: Yes
Advertisement: No
Letters of Objection: 4
Petitions Received: 0

Application Status: Not delegated - More than 2 letters of objection received

Summary

The application seeks permission for extensions at lower ground floor and ground floor level to the rear of the building. I recommend approval.

The Site and its Location

62 Linton Road is a substantial semi-detached building with a large rear steeply sloping garden. Although initially submitted as a householder application, this 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 stories are rented out as bedsits (HMO). The current application relates to the maisonette on the lower and ground floor only.

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 measures about 23 metres in depth and adjoins a property to the rear and Linton Gardens.

Details of the Proposal and Other Background Information

The application seeks permission for various internal changes and extensions at lower ground 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 as far as their relationship to the adjoining properties is concerned

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.

Previous Site History

No relevant or recent planning history

Details of Consultations

The Estates Manager has raised no objection.

The Environmental and Resource Manager has raised no objection.

Subsequent to neighbour consultation, 4 letters of objection have been received. These raise concerns regarding loss of privacy and overlooking to adjacent properties, potential loss of light and overdevelopment in that location.

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".

Residential amenity

The main consideration in the assessment of this application, is the impact on residential amenities of adjoining properties.

The existing most southern side elevation of the existing building is very close to the boundary of the rear garden of 2 Braybrooke Terrace. The proposed rear extensions will not be closer to the boundary than the existing side elevation and the extension at ground floor level is considered to be at a sufficient distance and orientation that it would not significantly impact on neighbouring amenity.

The proposed development at lower ground floor consists mainly of infill development below the existing and ground floor which is raised on stilts. However, the bedroom, single storey at lower ground level, will be closer to the boundary than the extension above. It will replace an existing shed and will be sited 2m from the existing side elevation. This is considered acceptable.

The very small bathroom windows will be conditioned to be obscured and non-opening. Given the orientation to the north of 2 Braybrooke Terrace and the height and distances involved, overshadowing would not be an issue in this case.

The application site adjoins 61 Linton Road to the north, and there is an existing large balcony area abutting the boundary. The infill of a music room underneath the balcony is not considered to be detrimental to the residential amenities of this property.

Visual amenity

The proposed development lies to the rear and will not affect the streetscene. Given the distance to Linton Gardens and the scale of the development, there will be no detrimental impact on the character or appearance of the surrounding area or Linton Gardens.

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

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. 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.
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)
4. In the interests of the visual amenity of the area. (Hastings Local Plan 2004 Policy DG1)

Notes to the Applicant

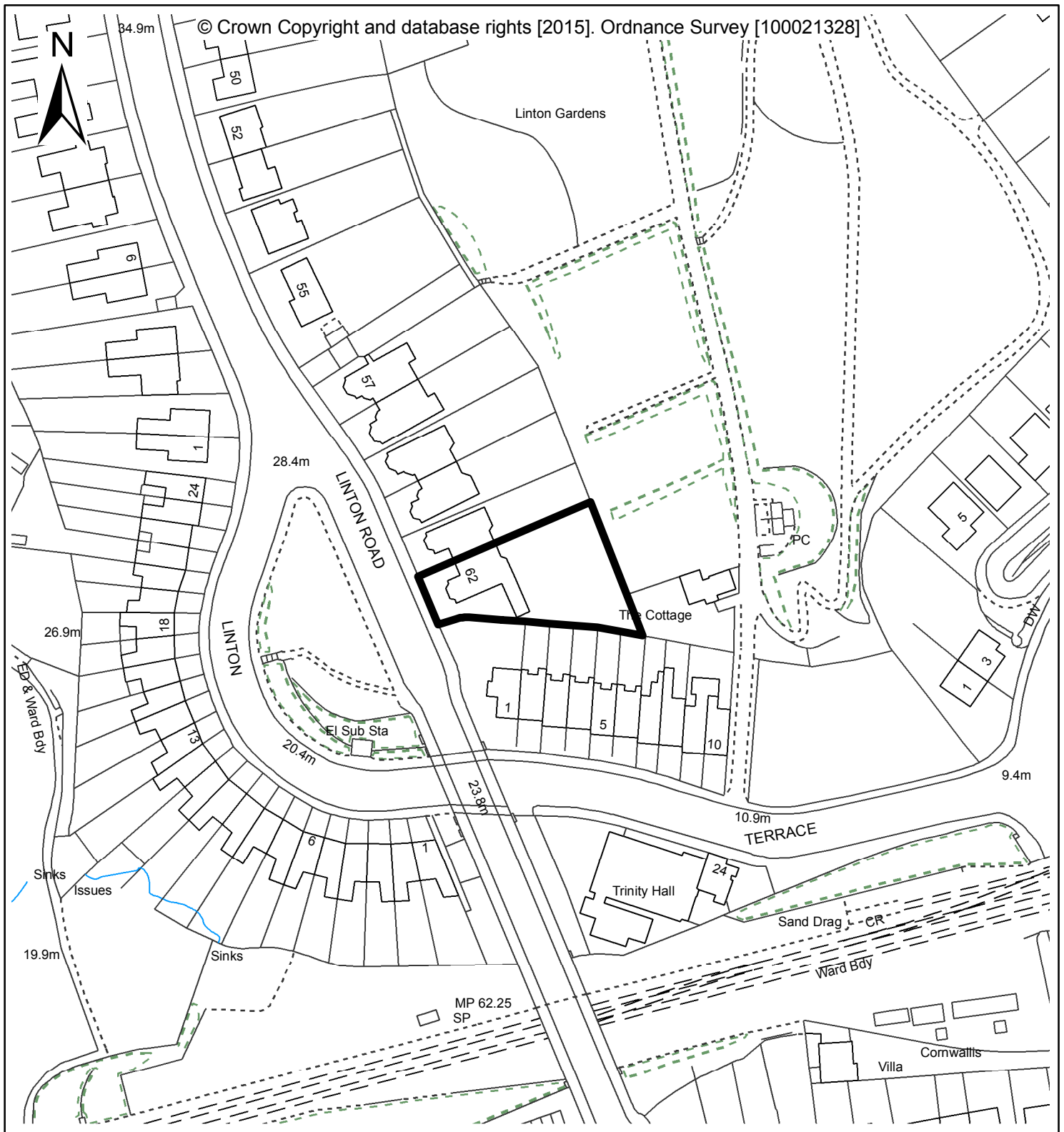
1. Failure to comply with any condition imposed on this permission may result in enforcement action without further warning.
2. Statement of positive engagement: In dealing with this application Hastings Borough Council has actively sought to work with the applicant in a positive and proactive manner,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

Officer to Contact

Mrs E Collins, Telephone 01424 783278

Background Papers

Application No: HS/FA/15/00357 including all letters and documents



**62 Linton Road
Hastings
TN34 1TN**

Two storey rear extension including extension of balcony



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

Date: Sep 2015

Scale: 1:1,250

Application No. HS/FA/15/00357

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