

PLANNING COMMITTEE

11 JANUARY 2017

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

147. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Edwards.

148. DECLARATIONS OF INTEREST

Councillor	Minute	Interest
Beaney	6c – Ullathorne, 110 St. Helens Park Road, Hastings	Prejudicial – Applicant is a fellow ward councillor
Street (on behalf of all other members)	6c – Ullathorne, 110 St. Helens Park Road, Hastings	Personal – Applicant is a councillor

149. MINUTES OF THE MEETING HELD ON 15 DECEMBER 2016

RESOLVED – that the minutes of the meeting held on 15 December 2016 be approved and signed by the Chair as a true record.

150. NOTIFICATION OF ANY ADDITIONAL URGENT ITEMS

None.

151. PLANNING APPLICATIONS

152. TRINITY HALL, BRAYBROOKE TERRACE, HASTINGS

Proposal: Change of use to Mixed Use, comprising of Workshop - B1(c) Use, Retail - A1 Use and ancillary office space - B1(a) use

Application No: HS/FA/16/00467

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Existing Use:	Vacant A1 premises
Conservation Area:	No
Listed Building	No
Public Consultation	6 letters of objection received

Senior Planner, Mrs Meppem, presented this report on the change of use from A1 vacant premises to Mixed Use comprising B1 – Business consisting:- (B1(a) Office and B1(c) light industrial), and A1 - Retail.

Members were informed that there were no external alterations proposed, only internal alterations to the layout. As per the report, 6 letters of objection had been received raising concerns regarding the lack of consultation, impact on residential amenities from noise, dust etc, increase in traffic/parking from additional vehicles, inappropriate use within a residential area and inappropriate use of building with historic interest. She explained that the workshops were located closer to the railway line to minimise the impact on neighbouring residents. Members were shown plans and photographs of the application site. Having regard to the representations received, appropriate conditions have been imposed to address concerns.

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

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 change of use hereby permitted shall be carried out in accordance with the following approved plans and details: H418/16/01, H418/16/03 and Waste Management Statement;**
- 3. The A1 use contained within the North Hall shall not be used except between the following hours:-**
08:30 - 17:30 Monday - Friday,
08:30 - 17:00 Saturdays,
Not at all on Sundays or Bank Holidays.
- 4. The B1 use contained within the South Hall and Portakabins shall not be used except between the following hours:-**
08:30 - 17:30 Monday - Friday,
08:30 - 13:00 Saturdays,
Not at all on Sundays or Bank Holidays.

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- 5. Deliveries to and from the site shall not take place except between the following hours:-

08:30 - 17:30 Monday - Friday,
09:00 - 13:00 Saturdays,
Not at all on Sundays or Bank Holidays.**
- 6. No extraction or ventilation equipment including air conditioning units shall be installed without the prior written approval from the Local Planning Authority;**
- 7. The area of parking within the site shall be used for vehicle parking only and for no other purposes including the storage of materials;**
- 8. No works associated with the use hereby permitted shall take place outside of the buildings on site;**
- 9. No power tools or machinery used in connection with the use hereby approved, shall be operated outside of the workshops. All doors and windows forming part of the buildings on site shall remain closed whilst machinery and power tools are in use; and**
- 10. No furniture, machinery, materials or other items associated with the use hereby approved shall be stored outside the buildings, other than staff cars, customer cars and refuse containers. Any furniture or materials on site for the purpose of making furniture, as part of the use hereby approved, shall be stored within the buildings only.**

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. To safeguard the amenity of adjoining residents;**
- 4. To safeguard the amenity of adjoining residents;**
- 5. To safeguard the amenity of adjoining residents;**
- 6. To safeguard the amenity of adjoining residents;**
- 7. To ensure an adequate level of off-street parking to serve the development;**
- 8. To protect the amenities of the occupiers of nearby properties and the character of the area;**

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9. To protect the amenities of the occupiers of nearby properties and the character of the area; and
10. In order to protect the character and appearance of the area.

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; and
3. The proposal may be a material change of use to which the Building Regulations 1991 apply and a building regulation submission may be necessary before the change of use takes place.

152.1 5 Old Humphrey Avenue, Hastings

Proposal:	Installation of conservation Velux to front of roof
Application No:	HS/FA/16/00885
Existing Use:	Dwellinghouse
Conservation Area:	Yes - Old Town
Listed Building	No
Public Consultation	3 letters of objection received

The Planning Services Manager, Mrs Evans, presented this report for the installation of a single conservation velux to the front roof on the front elevation.

Members were advised that this application was brought before the committee because the properties in Old Humphrey Avenue are protected by an Article 4 Direction which restricts permitted development rights, including alterations of this type which normally would not require a planning application.

One update to the report had been received since the publication of the agenda:-

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- The applicant has confirmed the proposed materials for the velux as follows:- Grey power coated aluminium flush frame with vertical glazing bar.
- Condition 3, which required submission of materials, was therefore suggested to be removed from the recommendation.

Members were shown plans and photographs of the application site.

Although the roofline of the property is not clearly visible from the streetscene, the properties opposite will be able to view the proposed rooflight from their upper floor windows, of these views where the rooflight would be visible it is not considered to have a detrimental impact upon the street scene and surrounding conservation area due to the sensitive material proposed and its restricted site. The proposal for a rooflight is intended to provide a light source and not a window to look out of. Because the rooflight has been angled and views are limited and are mainly of the sky and adjoining roofs, it will not cause harmful overlooking onto nearby properties and therefore the application is considered to be acceptable.

After discussion, it was proposed to amend the wording of Condition 3 to include details of the materials rather than remove the Condition.

Councillor Scott proposed a motion to approve the application as set out in the resolution below with the amendment to recommended Condition 3. This was seconded by Councillor Beaver.

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 development hereby permitted shall be carried out in accordance with the following approved plans:**

Existing and proposed elevations; sectional drawing;

3. **The development shall be carried out in accordance with the approved materials including an aluminium flush frame and vertical glazing bar; and**
4. **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.

Reasons:

1. **This condition is imposed in accordance with the provisions of Section**

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91 of the Town and Country Planning Act 1990;

- 2. For the avoidance of doubt and in the interests of proper planning;**
- 3. In the interests of the visual amenity of the area; and**
- 4. To safeguard the amenity of adjoining residents.**

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.**

152.2 Ullathorne, 110 St. Helens Park Road, Hastings

Proposal:	Change of use from D1(Non-residential institution) to C3 (dwelling house)
Application No:	HS/FA/16/00743
Existing Use:	Non-residential Institution
Conservation Area:	No
Listed Building	No
Public Consultation	No letters of objection received. Applicant is a member of the Council

Having declared her prejudicial interest, Councillor Beaney left the Chamber and took no part in the discussion or debate.

Senior Planner, Mrs Meppem, presented this report on the change of use from non-residential institution (D1 use) in connection with a language school to a single family dwelling house (C3 use). The site had been operating as a language school since 1992.

Members were advised that the applicant is a member of the council and therefore the application can only be determined by the Committee and not under delegated

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powers in accordance with the Council's Constitution. They were also informed that there were no internal or external alterations proposed, only changes to the use of the rooms.

Members were shown plans and photographs of the application site.

Members discussed the loss of the language school building which they felt was regrettable; however they said it will be beneficial to have decent sized family accommodation in use.

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

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 change of use hereby permitted shall be carried out in accordance with the following approved plans: 2000/133/LBP and Proposed floor plan; and
- 3 Prior to occupation details of a cycle store and a readily accessible storage space for refuse bins awaiting collection and any associated screening shall be submitted to and approved in writing by the Local Planning Authority. The cycle and refuse stores shall then be provided and retained on site in accordance with the approved details.

Reasons:

1. This condition is imposed in accordance with the provisions of Section 91 of the Town and Country Planning Act 1990;
2. For the avoidance of doubt and in the interests of proper planning; and
3. To ensure a satisfactory form of development in the interests of the character and amenity of the area.

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

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paragraphs 186 and 187 of the National Planning Policy Framework;
and

3. The proposal may be a material change of use to which the Building Regulations 1991 apply and a building regulation submission may be necessary before the change of use takes place.

153. PLANNING APPEALS AND DELEGATED DECISIONS

The Planning Services Manager reported that five planning appeals had been received and no planning appeals had been dismissed or allowed. She also reported on the number of delegated decisions.

All matters had arisen between 3 December to 22 December 2016.

The report was noted.

A recording of this meeting is available to view via the following link: **to follow**

(The Chair declared the meeting closed at 6.20 pm)