

PLANNING COMMITTEE

10 JANUARY 2018

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

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Edwards.

2. DECLARATIONS OF INTEREST

The following councillors declared their interests in the minutes as indicated:

Councillor	Minute	Interest
Bacon	4.2 – Discovery Playground, Old Town Hall, High Street, Hastings	Personal – Attended a meeting of Hastings Old Town Residents Association where it was mentioned, but did not take part in the discussion

3. NOTIFICATION OF ANY ADDITIONAL URGENT ITEMS

None.

4. OTHER PLANNING APPLICATIONS

4.1 42 Beauharrow Road, St. Leonards on Sea

Proposal:	Proposed demolition of existing dwelling, erection of seven number dwellings together with garages, access road and parking spaces
Application No:	HS/FA/17/00810
Existing Use:	Residential
Conservation Area:	No
Listed Building	No
Public Consultation	6 letters of objection received

The Planning Services Manager, Mrs Evans, presented this report for the proposed demolition of existing dwelling, erection of seven dwellings together with garages, access road and parking spaces (21) at 42 Beauharrow Road, St. Leonards on Sea.

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The site consists of a large plot for 42 Beauharrow Road extending to 0.42ha and is set at a much lower level than the adopted road from which it is served. The plot is privately accessed via an unmade access drive which slopes down from Beauharrow Road. The site remains mostly undeveloped as a mixture of formal private garden space and unkempt natural space. The eastern end of the site extends into a designated Local Wildlife Site and preserved Ancient Woodland.

In October 2016, outline consent was granted for 8 semi-detached houses on the site with all matters reserved with the exception of access (HS/OA/16/00321). The indicative scheme layout suggested four dwellings immediately to the south of the access with four dwellings to the south of the site with a central car parking court for 16 cars.

This application is for the erection of 7 dwellings: 5 detached and 2 semi-detached. They are to be 2 and 2.5 storey properties. Each house will have a rear garden of at least 10m long, in most cases more. A total of 21 car parking spaces are proposed, this includes 2 visitor spaces; each unit has at least two car parking spaces, some have 3. Each plot shows a cycle store area for two cycles. The access drive on the site has been widened to allow for access by larger vehicles including the bin lorry.

The Planning Services Manager informed the members of several updates to the report:-

- **Condition 22: Drawings No's: Latest drawings confirmed as:**
1706638- 200 - S5, 272400 – 01, 02d, 03a, 04 , 20f, 21c, 22d, 23c, 24e, 25e, 26f , 27g, 28e, 29a, 30, 41a.

Report

- Page 4 – last para - clarification – ridge heights range from 8.1m to 8.55m
- Page 7 – under impact on character – 1st sentence should read 5 rather than 6 detached houses
- Page 9 – 4th para drawing number is amended to rev a.
- Condition 16: 'The development hereby approved shall be built in accordance with the Drainage Strategy set out as outlined on JMLA Drawing No. 1706638/200/S5 and within the Flood Risk and Drainage Assessment Report dated September 2017 produced by JMLA. Works associated with the Drainage Strategy shall be in place prior to first occupation of the dwellings hereby approved and thereafter retained.'

Members were shown plans and photographs of the application site.

The Planning Services Manager advised that they had sought amended plans to improve the design and move Plot 7 away from the side boundary of 44 Beauharrow Road by 60cm. She advised that 13 Category C trees will be removed to accommodate development. No objection had been received from consultees.

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Councillor Beaver sought confirmation that the stream underneath the roadway will not become blocked and cause flooding. The Planning Services Manager advised him that this was covered by Condition 26 which required a detailed Construction Environmental Management Plan. If an issue occurs she said they would inspect the site and carry out any necessary actions.

Councillor Beaver 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. 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 hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details;
3. 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.
4. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme for the improvement of Beauharrow Road between the proposed access to the application site and the made up section of road by the turning to The Russets, as identified on Site location plan 272400.41. Such scheme shall provide for the timing of the improvement works in relation to the implementing of the development, and shall be implemented in accordance with such timing before any of the dwellings are occupied;
5. No building hereby permitted shall be occupied until the same has been connected to the main drainage system and the approved means of vehicular and pedestrian access thereto have been constructed to a specification and to an extent approved by the Local Planning Authority in relation to that building;
6. Prior to commencing development on site visibility splays for the junction of the private road and Beauharrow Road shall be submitted for approval by the Local Planning Authority. Once approved the development will be completed in accordance with the approved details;

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7. No part of the development shall be occupied until the car parking has been constructed and provided in accordance with the approved plans. The area(s) shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles;
8. No part of the development shall be occupied until the vehicle turning space has been constructed with the site in accordance with the approved plans. This space shall thereafter be retained at all times for this use and shall not be used for the parking of vehicles at any time;
9. The private access drive shall have a minimum width of 4.5 metres from the carriageway to allow for two way traffic in accordance with the approved plans;
10. The means of vehicular access to the permitted building shall be from Beauharrow Road only;
11. No development shall take place until the measures outlined in the submitted Arboricultural Report prepared by The Mayhew Consultancy Ltd, dated August 2017, have been fully implemented, unless otherwise first varied, by way of prior written approval from the local Planning Authority;
12. No development shall take place until temporary protective fences have been erected to safeguard the trees and hedges. These fences are to be erected in accordance with the current BS5837.2005 - Trees in Relation to 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;
13. The existing trees and hedges along the south-eastern boundary of the site shall be retained permanently. Any trees or plants within this area which within 5 years of the completion of the development die, are removed or become damaged or diseased, shall be replaced in the next planting season with other of similar size and species, unless the Local Planning Authority gives prior written consent to any variation;
14. No development shall take place above ground until full details of all boundary fences, including acoustic fencing on boundary with 44 Beauharrow Road and provision for free access to wildlife including badgers, have been submitted to and approved in writing by the Local Planning Authority. All such boundary fences shall be erected before the building to which it relates is occupied;
15. (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;

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- (ii) Development shall be carried out in accordance with the details approved under (i) and no occupation of any of the dwellings hereby approved shall occur until those works have been completed;
 - (iii) No occupation of any of the dwellings 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;
- 16. The development hereby approved shall be built in accordance with the Drainage Strategy set out as outlined on JMLA Drawing No. 1706638/200/S5 and within the Flood Risk and Drainage Assessment Report dated September 2017 produced by JMLA. Works associated with the Drainage Strategy shall be in place prior to first occupation of the dwellings hereby approved and thereafter retained;
- 17. Prior to construction commencing on site, the applicant should undertake a hydraulic assessment to confirm that the capacity of the watercourse would not be compromised by the proposed development;
- 18. A maintenance and management plan for the entire drainage system, including culverted and open watercourses, should be submitted to the planning authority before any construction commences on site

This plan should clearly state who will be responsible for managing all aspects of the surface water drainage system, including piped drains, and the appropriate authority should be satisfied with the submitted details. Evidence that these responsibility arrangements will remain in place throughout the lifetime of the development should be provided to the Local Planning Authority;
- 19. Prior to occupation of the development evidence (including photographs) should be submitted showing that the drainage system has been constructed as per the final agreed detailed drainage designs;
- 20. No dwelling hereby approved shall be occupied until readily accessible external storage space for refuse bins awaiting collection has been provided to the satisfaction of the Local Planning Authority;
- 21. Each individual dwelling hereby approved shall not be occupied until a minimum of one electric vehicle charging point has been installed on the given building(s) with dedicated off street parking, and shall thereafter be retained for that purpose;
- 22. The development hereby permitted shall be carried out in accordance with the following approved plans:

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1706638- 200 - S5, 272400 – 01, 02d, 03a, 04 , 20f, 21c, 22d, 23c, 24e, 25e, 26f , 27g, 28e, 29a, 30, 41a.

- 23. Units 4 and 7 shall not be occupied until the obscure glass is installed to the windows on the upper floors as identified on the approved plans, once installed, the windows shall be permanently maintained in that condition. Any changes to these windows must be approved in writing by the Local Planning Authority;**
- 24. 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 to Units 5, 6 and 7, including garden sheds/structures, shall take place without the grant of an additional planning permission;**
- 25. Prior to the commencement of development and during the construction phase all mitigation measures as outlined in the Ecological Appraisal, August 2007, submitted with the application will be undertaken to protect existing biodiversity during any construction activity on the site;**
- 26. Construction Environmental Management Plan**
- No development, including any works of demolition, shall take place until the appointed main contractor has submitted a detailed Construction Environmental Management Plan (CEMP) based on the submitted Construction Traffic Management Statement (CTMS) and the detailed CEMP has been approved in writing by Local Planning Authority. In addition to the issues identified in the Outline CTMP the document shall include:**
- i. parking provision for site operatives and visitors;**
 - ii. provision for loading and unloading of plant and materials;**
 - iii. storage of plant and materials used in constructing the development;**
 - iv. measures to prevent deposit of mud on the highway;**
 - v. measures to minimise dust during demolition;**
- The approved CEMP shall be adhered to throughout the construction period; and**
- 27. Before the development hereby approved is commenced details of appropriate climate change mitigation and adaptation measures as required by Policy SC3 and in accordance with the hierarchy of Policy SC4 of the Hastings Local Plan, The Hastings Planning Strategy 2011-2028 shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.**

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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 visual amenity of the area;**
- 3. To safeguard the amenity of adjoining residents;**
- 4. To ensure that a reasonable standard of access is provided in the interests of pedestrian and traffic safety;**
- 5. To ensure that a reasonable standard of access is provided in the interests of pedestrian and traffic safety;**
- 6. In the interests of vehicular and pedestrian safety;**
- 7. To provide car-parking space for the development;**
- 8. In the interests of road safety;**
- 9. In the interests of traffic safety;**
- 10. In the interests of traffic safety;**
- 11. To ensure a satisfactory standard of development;**
- 12. To ensure a satisfactory standard of development;**
- 13. To preserve the visual quality of the surrounding historic landscape;**
- 14. To safeguard the amenity of adjoining residents;**
- 15. To safeguard the amenity of adjoining and future residents;**
- 16. To safeguard the amenity of adjoining and future residents;**
- 17. To safeguard the amenity of adjoining and future residents;**
- 18. To ensure that no property is occupied until adequate access and drainage facilities have been provided;**
- 19. To ensure that no property is occupied until adequate access and drainage facilities have been provided;**
- 20. To ensure a satisfactory standard of development;**
- 21. To ensure a satisfactory standard of development;**
- 22. For the avoidance of doubt and in the interests of proper planning;**

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23. To safeguard the amenity of adjoining and future residents;
24. To preserve and protect the historic woodland landscape and ecology;
25. To preserve and protect the biodiversity on the site;
26. In the interests of highway safety and convenience and to minimise the impact on the amenity of local residents arising from dust, emissions and noise during the construction phase; and
27. To ensure the development complies with Policy SC3 of the Hastings Planning Strategy 2014.

Notes to the Applicant

1. If during development and excavations any suspicions become evident or are aroused as to the potential or presence for any contaminated land, then works should immediately cease and a contaminated land assessment / ground investigation report be carried out which should then be submitted to and approved in writing by the Local Planning Authority prior to the work, associated with the permission hereby granted, commencing;
2. Failure to comply with any condition imposed on this permission may result in enforcement action without further warning;
3. 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
4. The applicant is advised that they must ensure the proposed works, hereby approved, do not contravene laws protecting wildlife including the Countryside and Wildlife Act 1981. Where the applicant is in doubt they should contact Natural England on wildlife@naturalengland.org.uk Telephone 020 802 61089 or Environment and Natural Resources on parks@hastings.gov.uk Telephone 01424 451107 prior to commencement of any works.

4.2 Discovery Playground, Old Town Hall, High Street, Hastings

Proposal: Install CCTV camera on rear external wall, facing the churchyard, and 2 motion activated solar lights.

Application No: HS/LB/17/00845

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Existing Use:	Indoor children's playground.
Conservation Area:	Yes – Old Town
Listed Building	No
Public Consultation	Application on Council owned land.

The Planning Services Manager, Mrs Evans, presented this Listed Building application for the installation of CCTV camera on the rear external wall, facing the churchyard, and 2 motion-activated solar lights at Discovery Playground, Old Town Hall, High Street, Hastings.

The site is a prominent two-storey Grade II Listed building. Formerly used as the Town Hall and a museum, since December 2016 it is now an indoor children's playground. The building is within the Old Town Conservation Area and is also listed as an Asset of Community Value so that it can be retained as a venue of social interest.

This application seeks listed building consent for the installation of a CCTV camera and two ispecle motion-activated and solar-powered security lights to the rear external wall of the building. The camera is positioned to the north-eastern corner of the building with one light positioned to the middle of the building and the other light positioned to the south-western end of the building. Both the camera and the two lights are positioned to the upper section of the building.

The camera and the two lights will be small and subtle in their light coloured appearance, the camera will measure 170x78x200mm and each light will measure 160x70x115mm.

The proposed works are necessary in order to protect the building from the imminent danger of further lead thefts from the building's roof. Since March 2017 lead from the roof has been stolen four times. The camera and lights are to be installed in the hope that this will deter any future lead thefts and protect the listed building.

The Planning Services Manager advised members of several updates to the report:-

- Since the report was written, the works to install a CCTV camera and two motion activated solar lights to the rear of the building have been completed.

It is noted the CCTV camera's location has been slightly altered following installation.

The Planning Services Manager confirmed that the cameras were directed towards the churchyard otherwise they would be ineffective.

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Councillor Scott asked if the police had been included in discussions and whether they had given advice. He also asked for reassurance that the cameras will not impact on privacy. He was advised by Cllr Street that the Police recommended the installation of CCTV following the theft of the lead.

Members were shown plans and photographs of the application site.

Councillor Rogers proposed a motion to grant Listed Building Consent as set out in the resolution below. This was seconded by Councillor Roberts.

RESOLVED – (Unanimously) that Listed Building Consent 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; and
2. The works hereby permitted shall be carried out in accordance with the following approved plans:

Camera and light images and spec and location of camera and lights.

Reasons:

1. This condition is imposed in accordance with the provisions of Section 91 of the Town and Country Planning Act 1990; and
2. 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 consent 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 reason for granting this consent is:

- 1 National Planning Policy Framework Section 12 applies. The works proposed will not harm the designated heritage asset.

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5. PLANNING APPEALS AND DELEGATED DECISIONS

The Planning Services Manager reported that no planning appeals had been received; dismissed or allowed, between 4 December and 19 December 2017.

The report was noted.

(The Chair declared the meeting closed at. 6.19 pm)