

## PLANNING

11 SEPTEMBER 2019

Present: Councillors Roberts (Chair), Cox (Vice-Chair), Beaver, Bishop, Davies, Edwards, Marlow-Eastwood, O'Callaghan, Scott and Webb

### 149. APOLOGIES FOR ABSENCE

None received.

### 150. DECLARATIONS OF INTEREST

Councillor	Item	Interest
Cllr Beaver	All matters related to highways	Personal – East Sussex County Councillor
Cllr Webb	All matters related to highways	Personal – East Sussex County Councillor
Cllr Scott	All matters related to Highways	Personal – East Sussex County Councillor
Cllr Edwards	<u>5a - 1A Park Wood Road, Hastings</u>	Prejudicial - Wrote in support of application.
Cllr Beaver	<u>5a - 1A Park Wood Road, Hastings</u>	Personal - Two of the petitioners are known to him
Cllr Beaver	6b - Roebuck House, 26-27 High Street, Hastings	Prejudicial – Application at his own Doctors surgery
Cllr Webb	<u>5a - 1A Park Wood Road, Hastings</u>	Personal – One of the petitioners is known to him
Cllr Marlow – Eastwood	<u>5a - 1A Park Wood Road, Hastings</u>	Personal - Two of the petitioners is known to her
Cllr Bishop	6b - Roebuck House, 26-27 High Street, Hastings	Personal – Application at her Doctors surgery but she attends their other practice

### 151. MINUTES OF PREVIOUS MEETING HELD ON 14 AUGUST 2019

**RESOLVED** – that the minutes of the meeting held on 14 August 2019 be approved by the Chair as a true record.

### 152. NOTIFICATION OF ANY ADDITIONAL URGENT ITEMS

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None

### 153. PLANNING APPLICATIONS ATTRACTING A PETITION

#### 153.1 1A Park Wood Road, Hastings, TN34 2RN (HS/FA/19/00188)

<b>Proposal</b>	Removal of existing flat roof and the construction of a new Mansard roof extension to provide two bedrooms with ensuite showers
<b>Application No.</b>	HS/FA/19/00188
<b>Conservation Area</b>	No
<b>Listed Building</b>	No
<b>Public Consultation</b>	Yes - 4 letters of objection, 1 petition of objection, 15 letters of support

Cllr Edwards left the chamber for this item due to his prejudicial interest.

The Principal Planning Officer, Mrs Wood presented the application for removal of existing flat roof and the construction of a new Mansard roof extension to provide two bedrooms with ensuite showers.

She commented that there had been no updates on correspondence since the publishing of the agenda

Councillors were shown plans and photographs of the application site. The Principal Planning Officer explained that the application was recommended for refusal. She stated that the application would result in an increase of 2.7m in height to the building. She said the dwelling would be out of keeping due to its bulk and height which would have an overbearing effect on its neighbours.

The lead petitioner, Michael Stewart was present and spoke against the application.

He commented that the proposed application is not in keeping with the rest of the road but more so with the buildings on The Ridge. The increase in height would make it larger than other buildings in Park Wood Road and would be invasive for people living in the area. The person living opposite has high trees blocking their view of this property. 3 of the bedrooms of the proposed property would have facing into his property and two of those, view directly into his house. If the application is approved it could set a precedent to other properties in the road to have three floors.

The applicant's agent, Peter Griffiths was present and spoke in favour of the application as he had prepared the application on behalf of the owner.

He commented that the existing dwelling was constructed in the early seventies and is unattractive with poor thermal qualities. The owner had until recently been trading

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from the nearby site but has since retired. The owner is now seriously ill and would like to upgrade his house thermally and allow his family space to look after him. The proposed application adds much needed accommodation for the owner. The roof is in keeping with other local properties. The application height is no larger than other homes near the site. The side elevation windows that the petitioner is worried about are for bathrooms and will have obscured glazing. In his opinion the impact will be minimal as it matches the height of three adjoining properties nearby.

Councillors asked the applicant's agent if he had considered ground level changes to minimise the impact of the application. The applicant commented that the only opportunity at the ground floor is the garage and that is closer to number 1 and would cause greater issues.

The Principal Planning Officer commented that overlooking was not a significant issue as set out in the report and the impact of the character of the building on the area is.

Councillors asked if there are any other three storey properties in Park Wood Road. The Principal Planning Officer confirmed that there are none but there are loft conversions.

Councillors debated the application.

Councillor Beaver proposed a motion, seconded by Councillor Cox, to refuse the application for the reasons set out in the resolution below.

**RESOLVED – (6 for, 3 against) that Full Planning Permission be refused for the following reasons:**

1. The proposed development by virtue of its design, scale, bulk would result in an incongruous form of development that would be out of keeping with, and harmful to, the character of the area. The proposal is therefore considered contrary to Policy DM1 of the Hastings Development Management Plan (2015) and Paragraphs 127 and 130 of the National Planning Policy Framework (2019).
2. The proposed development by virtue of its design, scale and bulk would result in a development that is overbearing and detrimental to the residential amenities of the residents at No.1 Park Wood Road. The proposal is therefore considered contrary to Policy DM3 of the Hastings Development Management Plan (2015) and Paragraph 127 of the National Planning Policy Framework (2019).

**Note to the Applicant**

1. 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 paragraph 38 of the National Planning Policy Framework.

**154. OTHER PLANNING APPLICATIONS**

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### 154.1 New Visitor Centre, Hastings Country Park, Lower Coastguard Lane, Fairlight, Hastings, TN35 4AB (HS/FA/19/00499)

<b>Proposal</b>	<b>Proposed new boundary extended 20m from currently approved application (App' ref: HS/FA/14/01033) boundary and proposed new swale.</b>
<b>Application No.</b>	<b>HS/FA/19/00499</b>
<b>Conservation Area</b>	No
<b>Listed Building</b>	No
<b>Public Consultation</b>	Yes - 1 letter of objection. Council application on Council owned land.

The Principal Planning Officer, Mrs Wood presented the application for a proposed new boundary extended 20m from currently approved application boundary and proposed new swale.

Councillors were shown plans and photographs of the application site. The Principal Planning Officer stated that it was not a discussion regarding the acceptability of the visitor centre but the swale and red line boundary. She explained that the swale was a method of surface water drainage and was outline the previous red line. She said that only below ground work has started. The swale would be .7m up from ground level and would have no visual impact on the AONB..

Councillors discussed the swale and asked why it wasn't included in the initial application. The Principal Planning Officer answered that investigating water drainage was a condition of the initial application.

Councillor Bishop proposed a motion, seconded by Councillor O'Callaghan, that planning permission be granted as set out in the resolution below.

**RESOLVED – (Unanimously) that Full Planning Permission be granted subject to the following conditions:**

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

240/312 K, 240/319 K, 240/327 J, 240/354 A & 240/357.

2. Prior to installation, details of any boundary treatment to be installed along the site boundary are to be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall then be installed in accordance with the approved details.

3. Prior to creation of the swale a statement is to be provided outlining the following;

- The responsibilities of each party for the implementation of the SUDS scheme.
- A timetable for implementation.

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- A management and maintenance plan for the lifetime of the development.

4. Upon completion of the swale, evidence (including photographs) should be submitted showing that the drainage system has been constructed as per the final agreed detailed drainage designs.

### Reasons:

1. For the avoidance of doubt and in the interests of proper planning.

2. To ensure a satisfactory standard of development and in the interests of the openness of The Area of Outstanding Natural Beauty and Local Nature Reserve.

3. To ensure a satisfactory standard of development.

4. 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 paragraph 38 of the National Planning Policy Framework.

### 154.2 Roebuck House, 26-27 High Street, Hastings, TN34 3EY (HS/FA/19/00157)

<b>Proposal</b>	<b>Conversion of existing (D1) doctors surgery to form 9 x flats including external alterations (materials and finishes).</b>
<b>Application No.</b>	<b>HS/FA/19/00157</b>
<b>Conservation Area</b>	Yes – Old Town
<b>Listed Building</b>	Grade II
<b>Public Consultation</b>	Yes – 11 letters of objection, 1 neutral comment.

Cllr Beaver left the chamber for this item due to his prejudicial interest.

The Principal Planning Officer, Mrs Wood presented the application for the conversion of existing (D1) doctors surgery to form 9 x flats including external alterations.

Councillors were shown plans and photographs of the application site.

The Principal Planning Officer commented that there was an additional suggested condition which had been agreed by the agent: Prior to the commencement of

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development, details of the Hastings and Rother Clinical Commissioning Group approval for the relocation of the Primary Care Unit to Ice House, Rock-A-Nore Road, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure that the requirements of Policy SA3 of the Hastings Development Management Plan 2015 are met.

The Principal Planning Officer stated that a Listed Building application for the application site was under consideration. She said that a lot of work had been done in changes to the building which had overcome a lot of the original concerns. She said as it was not considered major development the council was unable to request financial contributions to the footway.

Councillors asked questions around whether parking at the proposed development would be satisfactory. The Principal Planning Officer answered that the Highway Authority has been consulted and are happy with the proposed parking. The change of use from a doctor's surgery to residential will result in a reduction in movements in terms of trips. They were happy with the level of parking due to the sustainable location..

Councillors asked questions around how to encourage future developers to present greener applications and whether the concerns of the Hastings Old Town Residents Association (HOTRA) had been addressed.

The Principal Planning Officer answered that HOTRA's main concerns were around the appearance of the building which have now been addressed and the parking which highways are happy with. Any refurbishment of a building will allow for efficiency improvements but greener developments are more important for newer builds as older buildings have more restrictions on what can be done.

Councillor Davies proposed a motion, subject to the addition of Condition 10, seconded by Councillor Scott, to grant planning permission

**RESOLVED – (Unanimously) that Full 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:

18.171/01, 18.171/02, 18.171/03C and 18.171/04C.

3. 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.

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4. 1 x 1100 litre wheeled waste bin and 1 x 1000 litre wheeled recycle bin should be provided within the designated waste storage room on first occupation of the flats hereby approved.
5. No part of the development shall be occupied until the car parking spaces have been provided in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. The area shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles.
6. No part of the development shall be occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. The area shall thereafter be retained for that use and shall not be used other than for the parking of cycles.
7. The submitted Construction Management Plan (House Designs, August 2019) shall be implemented and adhered to in full throughout the entire construction period.
8. Prior to the commencement of painting works, full details shall be provided of the proposed paint colour to be used for the render surfaces of the building should be submitted to and approved in writing by the Local Planning Authority. These details shall include a paint colour chart clearly marked up to show the proposed colour, paint type and manufacturer. The works must then be undertaken in accordance with the approved details.
9. Prior to the installation of any other extract systems, full details of the proposed siting of any extract terminals on the visible elevations of the building, or anywhere on the listed building, shall be submitted to and approved in writing by the Local Planning Authority. These details shall include elevations showing the proposed locations of the vent terminals and details of the size, appearance, materials and finishes of the terminals. Thereafter, the approved form of extract terminal shall be fitted in the agreed locations.
10. Prior to the commencement of development, details of the Hastings and Rother Clinical Commissioning Group approval for the relocation of the Primary Care Unit to Ice House, Rock-A-Nore Road, shall be submitted to and approved in writing by the Local Planning Authority.

### **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 nearby residents.
4. To ensure a satisfactory standard of development.
5. To provide car-parking space for the development.

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6. To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.
7. In the interests of highway safety and the amenities of the area.
8. To ensure a satisfactory form of development in the interests of the character and appearance of the area.
9. To ensure a satisfactory form of development in the interests of the character and appearance of the area.
10. In order to ensure that the requirements of Policy SA3 of the Hastings Development Management Plan 2015 are met.

### 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 paragraph 38 of the National Planning Policy Framework.
3. 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](mailto:developerservices@southernwater.co.uk).
4. Any changes to the building foundations will require Southern Water approval. An investigation of the water main is required to ascertain its condition, size and depth. The design for erection of additional floor and extensions should take into account additional load of that construction that will be affecting the public apparatus. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or [www.southernwater.co.uk](http://www.southernwater.co.uk)".
5. Consideration should be given to the provision of a domestic sprinkler system.
6. The waste bins will need to be provided by the developer and owner of the property upon completion.
7. All works should be undertaken with due regard to Health & Safety guidance notes HS(G)47 Avoiding Danger from Underground Services. This document is available from HSE offices.
8. The applicant is reminded that a separate Listed Building Consent application is required for the proposed works that affect the listed parts of the building, above the shop at 25 High Street. Conversion works should not commence to any part of the listed building until this consent has been obtained.



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### 154.3 Fishermens Museum, Rock-a-Nore Road, Hastings, TN34 3DW (HS/LB/19/00519)

<b>Proposal</b>	<b>Fixing of eyelets to the front elevation to stabilise a hanging sign with chains. (amended description)</b>
<b>Application No.</b>	<b>HS/LB/19/00519</b>
<b>Conservation Area</b>	YES – Old Town
<b>Listed Building</b>	Grade II
<b>Public Consultation</b>	Yes – No objections received. Council application on Council owned land.

The Principal Planning Officer, Mrs Wood presented the listed building application for the fixing of eyelets to the front elevation to stabilise a hanging sign with chains.

Councillors were shown plans and photographs of the application site. The Principal Planning Officer explained that it was a Council application on Council owned land. She stated that the Conservation Officer was happy with the methods of fixing the sign to the building.

Councillor Marlow-Eastwood proposed a motion, seconded by Councillor O'Callaghan to grant the application as set out in the resolution below.

#### **RESOLVED – (Unanimously) that Listed Building consent be granted subject to the following conditions:**

1. The works hereby permitted shall be carried out in accordance with the following approved plans:

FM/S/2019/01A.

2. The work to which this consent relates shall be begun before the expiration of three years beginning with the date on which this consent is granted.

3. The new eyelets shall be fixed into the mortar joints between the stones, rather than into the stones themselves.

4. The new eyelets and chains shall be made from stainless steel and painted black, unless otherwise agreed in writing with the Local Planning Authority.

#### **Reasons:**

1. For the avoidance of doubt and in the interests of proper planning.

2. This condition is imposed in accordance with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3. To ensure the character and appearance of a Grade II listed building is preserved.

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4. To ensure the character and appearance of a Grade II listed building is preserved.

### Notes to the Applicant

1. 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 paragraph 38 of the National Planning Policy Framework.

2. Failure to comply with any condition imposed on this consent may result in enforcement action without further warning.

The reason for granting this consent is:

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

### **155. PLANNING APPEALS AND DELEGATED DECISIONS**

The Principal Planning Officer gave an update on planning appeals and delegated decisions.

The report was noted by the Committee.

(The Chair declared the meeting closed at 6.56pm)