

Planning Agenda

Wednesday, 15 July 2020 at 6.00 pm

This meeting will be held digitally. A viewing link will be posted to our website nearer the time.

For further information, please contact Democratic Services on 01424 451484 or email: democraticservices@hastings.gov.uk

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5.	Planning applications	
(a)	War Memorial, Alexandra Park, St Helens Road (HA/LB/18/00973) (S Richard, Assistant Planning and Conservation Officer) http://publicaccess.hastings.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=_HSTBC_DCAPR_115859	3 - 12
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Agenda Item 3 Public Document Pack

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Present: Councillors Roberts (Chair), Cox (Vice-Chair), Bishop, Davies, O'Callaghan and Bacon.

1. APOLOGIES FOR ABSENCE

Councillors Beaver, Edwards and Scott were unable to attend due to technical difficulties.

2. DECLARATIONS OF INTEREST

Councillor	Minute	Interest
All Councillors	189a	Personal – The applicant is a Councillor

3. NOTIFICATION OF ANY ADDITIONAL URGENT ITEMS

None received.

4. PLANNING APPLICATIONS

Proposal	Demolition of existing kitchen & conservatory, replace with a single storey rear extension
Application No	HS/FA/20/00162
Conservation Area	No
Listed Building	No
Public Consultation	Yes – Application by Councillor

The Planning Services Manager presented the application for demolition of existing kitchen & conservatory, replace with a single storey rear extension.

The Planning Services Manager informed the Committee that site comprises a two-storey semi-detached dwelling. To the rear of the site there is a block of garages. The extension is located to the rear and not easily visible from the public realm, if at all.

Councillors were shown plans, photographs and elevations of the application site.

Councillor Roberts proposed a motion, seconded by Councillor O'Callaghan, to approve the application as set out in the resolution below.

RESOLVED (unanimously) that Planning Permission be granted subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of

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three years from the date of this permission.

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

1947.PL01, 1947.PL02A, 1947.PL03, 1947.PL04, 1947.PL05, 1947.S01, 1947.S02, 1947.S03, 1947.S04 and 1947.LP01B

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.

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 and future residents.

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.

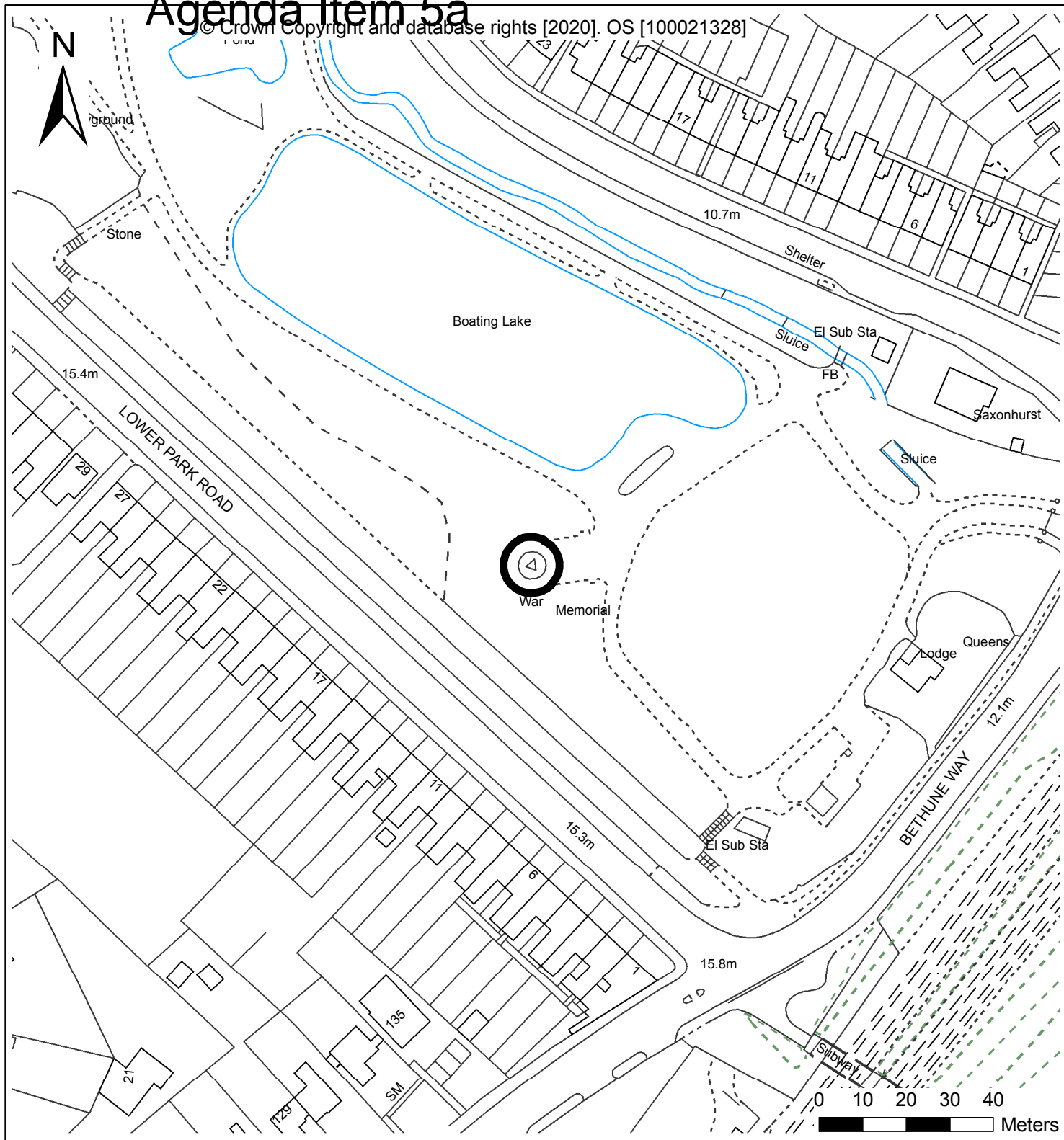
3. If during development and excavations any suspicions become evident or are aroused as to the potential or presence for any contaminated land, then works should immediately cease and a contaminated land assessment / ground investigation report be carried out which should then be submitted to and approved in writing by the Local Planning Authority prior to the work, associated with the permission hereby granted, commencing.

5. PLANNING APPEALS AND DELEGATED DECISIONS

The report was noted by the Committee.

(The Chair declared the meeting closed at. 6.07 pm)

Agenda Item 5a



**War Memorial
Alexandra Park
St Helen's Road
Hastings**

Retention of Claude Nunney memorial paving stone



Assistant Director Housing & Built Environment
Hastings Borough Council,
Muriel Matters House, Breeds Place,
Hastings TN34 3UY
Tel: 01424 451090
email: planning@hastings.gov.uk

Date: June 2020

Scale: 1:1,250

Application No. HS/LB/20/00973

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Report to:	PLANNING COMMITTEE
Date of Meeting:	15 July 2020
Report from:	Assistant Director of Housing and Built Environment
Application address:	War Memorial, Alexandra Park, St Helens Road, Hastings
Proposal:	Retention of Claude Nunney memorial paving stone
Application No:	HS/LB/18/00973
Recommendation:	Grant Listed Building Consent
Ward:	BRAYBROOKE 2018
Conservation Area:	Yes - Blacklands
Listed Building:	Grade II
Applicant:	Hastings Borough Council Muriel Matters House Breeds Place Hastings TN34 3UY
Public Consultation	
Site notice:	Yes
Press advertisement:	Yes - Affects a Listed Building
Neighbour Letters:	No
People objecting:	0
Petitions of objection received:	0
People in support:	0
Petitions of support received:	0
Neutral comments received:	0
Application status:	Not delegated - Council application on Council owned land

1. Site and surrounding area

The war memorial in the Grade II* Registered Alexandra Park comprises of a limestone triangular column engraved with the swags and shields of the Hastings Borough, and is surmounted by a bronze winged figure with a spear and a wreath. The lower portion of the column has bronze reliefs depicting the three arms of the British Armed Forces. The stepped base has inscribed theatres of war including Gallipoli, France, Burma and North Africa. Finally the bottom plinth has set in bronze plaques that detail the names of the fallen. This is repeated in a surrounding wall to the rear of the memorial. Following its completion in 1922, it

initially commemorated the sacrifices made by servicemen and service women during The South African War (1899-1902) and World War I (1914-1918). This was later expanded to commemorate the fallen of World War II (1939-1945), and the Korean War (1950-1953).

Set within Alexandra Park, the memorial is located within a small gated enclosure at the lower end of the park in close proximity with the junction of Braybrooke Road and Lower Park Road. The memorial can be clearly seen from inside the park with a clear expanse of space laid to lawn in its vicinity. The memorial has great local importance and its significance as a heritage asset is derived mainly from the evidential, historical and communal value attached to it.

Constraints

Grade II* Registered Heritage Park and Garden

Grade II Listed Building

Blacklands Conservation Area

Listing Details

Also Known As: War Memorial in Alexandra Park, LOWER PARK ROAD

War memorial. Unveiled by the Earl of Cavan on 19 March 1922, bronze work by Margaret Winser of Tenterden, a pupil of Rodin. Comprises a triangular section chamfered limestone column (now painted) decorated with swags and shields of Hastings Borough, surmounted by a winged figure with spear and wreath by Margaret Winser. Three bronze reliefs are set into the base of the column depicting all three of the Armed Services, the Army represented by foot soldiers with rifles, the Royal Navy by ratings in a warship moving a buoy and the Royal Air Force by an aviator in an aeroplane. Three steps are inscribed with names of battles and theatres of war. A large polygonal plinth is inscribed with the names of the Fallen and originally contained flower beds but these have been cemented over.

This List entry has been amended to add sources for War Memorials Online and the War Memorials Register. These sources were not used in the compilation of this List entry but are added here as a guide for further reading, 1 December 2016

2. Proposed development

The proposal is to retain a Yorkstone paving stone located in front of the base of the memorial, inscribed with a commemoration to Private Claude Nunney VC.

The application is supported by the following documents:

- Photographs

Relevant planning history

Application No.	HS/LB/07/00588
Description	Restoration of memorial, construction of new memorial wall and landscaping improvements.
Decision	Listed Building Consent with Conditions on 15/08/07

National and local policies

Hastings Local Plan – Planning Strategy 2014

Policy EN1 - Built and Historic Environment

Hastings Local Plan – Development Management Plan 2015

Policy HN1 - Development Affecting the Significance and Setting of Designated Heritage Assets (including Conservation Areas)

National Planning Policy Framework (NPPF)

Section 12 of the NPPF sets out the requirement for good design in development. Paragraph 124 states: "The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."

Paragraph 127 of the NPPF requires that decisions should ensure developments:

- Function well;
- Add to the overall quality of the area for the lifetime of that development;
- Are visually attractive in terms of:
 - * Layout
 - * Architecture
 - * Landscaping
- Are sympathetic to local character/history whilst not preventing change or innovation;
- Maintain a strong sense of place having regard to:
 - * Building types
 - * Materials
 - * Arrangement of streets
- Optimise the potential of the site to accommodate an appropriate number and mix of development;
- Create safe places with a high standard of amenity for future and existing users

Paragraph 130 states permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way that it functions.

Paragraph 130 also seeks to ensure that the quality of an approved development is not materially diminished between permission and completion through changes to the permitted scheme.

Paragraph 189 (of Section 16. "Conserving and enhancing the historic environment") states: "In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."

Paragraph 190 states: "Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal."

Paragraph 192 states: "In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness."

Paragraph 193 states: When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 194 states: "Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional."

Paragraph 196 states: "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."

Paragraph 200 states: "Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably."

Paragraph 202 states: "Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies."

3. Consultation comments

Conservation Officer – **Not required**

4. Representations

In respect of this application a site notice was displayed on the gate of the war memorial and an advert placed in the local paper. No responses were received.

5. Determining issues

In determining listed building applications consideration needs to be given to matters of heritage. Permission will be given for those schemes that show a full understanding of the significance of the asset and convincingly demonstrate how their chosen design sustains and enhances the significance of any heritage assets affected.

The main issue for consideration is whether the placement of the memorial is of a suitable standard to not only respect the character and appearance of a designated heritage asset but also respect the memory of Private Nunney and the other soldiers, sailors and airmen who are named on the main memorial.

a) Heritage

Private Nunney was the mostly highly decorated other rank in the Canadian Army in the First World War, being the only Canadian soldier of the war to be awarded the Victoria Cross, Distinguished Conduct Medal, and Military Medal.

He is the only soldier from Hastings and St Leonards to date to have been awarded a Victoria Cross.

The placement of the paving stone is part of a national project to honour every recipient of the Victoria Cross by laying commemorative paving stones across the country. This coincided with the 100 year anniversary of World War 1. In total over 400 paving stones were laid across the UK.

The principle of laying a well designed memorial paving stone is whole-heartedly supported and further enhances and reveals the significance of the war memorial.

However, the initial execution of the insertion of the stone into the paving that surrounds the war memorial was not acceptable having regard to the listed status of the memorial and the park. A relatively large expanse of coloured mortar was set below and either side of the inserted paving to fill a gap which left a rough, poor quality finish with little attention to detail paid.

As part of the process to regularise the matter it was agreed that the surrounding paving slabs were re cut to reduce the mortar lines down to match the main pattern of the paving around the memorial, works which have since been carried out.

The works have greatly improved the appearance of the paving around the war memorial and are now satisfactory in terms of materials, appearance and finish. Following the amendments to the presentation, the consent will relate to the appearance of the paving as of March 2020, shown by photo dated 13th March 2020.

When considering the Hastings Development Management Plan, the proposal in terms of materials, finish, appearance and better revealing the significance of an asset, satisfies Policy HN1. When considering the NPPF, it is considered that with the passage of time, the sacrifices made by previous generations become diluted and risk being forgotten, and campaigns like this to emphasise our shared history and commemorate the sacrifices made. As such, it is considered that the case for laying the paving is clear and convincing justification, and increases the communal and historical value of the designated heritage asset. This satisfies paragraph 194 of the NPPF

6. Conclusion

The proposal has enhanced the significance of the designated heritage asset by way of highlighting the extraordinary actions of Private Nunney and in turn increased the communal and historical value of the memorial. The presentation of the memorial paving is now of a standard that respects the memory of the fallen in terms of appearance and materials and satisfies Policy HN1 of the Hastings Development Management Plan.

The enhancement of the heritage asset is considered to be fully justified and thus satisfies paragraph 194 of the NPPF.

These proposals comply with the Development Plan in accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

7. Recommendation

Grant Listed Building Consent subject to the following condition:

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

Photo dated 12/03/2020

Reason:

1. 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.

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.

The reason for granting this consent is:

- 1 National Planning Policy Framework Section 16 applies. The works proposed will positively enhance the designated heritage asset.

Officer to Contact

Mr Simon Richard, Telephone 01424 783320

Background Papers

Application No: HS/LB/18/00973 including all letters and documents

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Agenda Item 6

Agenda Item:

Report to:	Planning Committee
Date:	15 July 2020
Report from:	Planning Services 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 03/06/2020 to 02/07/2020
Recommendations:	That the report be noted

The following appeals have been received:

Nothing to report

The following appeals have been allowed:

Address/ Application Number	Proposal	PSM's Rec	Where the decision was made	Type of Appeal
36 Devonshire Road, Hastings, HS/FA/19/00254	Change of Use from C3	Refuse Planning Permission	DELEGATED	Planning

The following appeals have been dismissed:

1A Park Wood Road, Hastings, HS/FA/19/00188	Removal of existing flat roof and the construction of a new Mansard roof extension to provide two bedrooms with ensuite showers	Refuse Planning Permission Page 13	PLANNING COMMITTEE	Planning
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Type of Delegated Decision	Number of Decisions
Granted Permission	54
Refused	11
Withdrawn by Applicant	1
Total	66

Background Papers:

Various correspondences with Planning Inspectorate

Report written by

Gillian Griffin – Tel: (01424) 783264

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