

Planning Agenda

Wednesday, 23 June 2021 at 6.00 pm

Council Chamber, Muriel Matters House, Breeds Place, Hastings, TN34 3UY.
Please enter the building via the Tourist Information Centre entrance.

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

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(a)	Ground Floor Shop and Premises, 379 London Road (HS/FA/21/00388) (E Meppem, Senior Planning Officer) https://publicaccess.hastings.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=HSTBC_DCAPR_118440	9 - 18
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Present: Councillors Roberts (Chair), Cox (Vice-Chair), Bacon, Beaver, Bishop, Foster, Marlow-Eastwood, Roark, Scott and Williams

267. APOLOGIES FOR ABSENCE

None received

268. DECLARATIONS OF INTEREST

Councillor	Item	Interest
Cllr Beaver	5a and 5b	Personal – Councillor for ESCC in relation to highways.
Cllr Scott	5a and 5b	Personal – Councillor for ESCC in relation to highways.
Cllr Marlow Eastwood	5a and 5b	Personal – Councillor for ESCC in relation to highways.
Cllr Bacon	5a	Prejudicial – Councillor was involved in email correspondence regarding the application.

269. MINUTES OF PREVIOUS MEETING

RESOLVED – that the minutes of the meeting held on 7th April 2021 be approved as a true record.

270. NOTIFICATION OF ANY ADDITIONAL URGENT ITEMS

None received

271. PLANNING APPLICATIONS

271.1 Roebuck House, 26-27 High Street (HS/FA/20/00589)

Proposal	Variation of condition 2 (approved plans) of Planning Permission HS/FA/19/00157 (Conversion of existing (D1) doctor's surgery to form 9 x flats including external alterations (materials and finishes). Amendments – Change to window and wall colours. Replace tile hanging to bays with render. Installation of gates. Minor internal
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	layout changes.
Application No	HS/FA/20/00589
Conservation Area	Yes - Old Town
Listed Building	Yes – Grade II
Public Consultation	Yes – 9 objections received

Councillor Bacon left the Council Chamber during consideration of this item having declared a prejudicial interest.

The Assistant Planning Manager presented the application for the variation of condition 2 (approved plans) of Planning Permission HS/FA/19/00157 (Conversion of existing (D1) doctors surgery to form 9 x flats including external alterations (materials and finishes). Proposed amendments include a change to window and wall colours; replacement of tile hanging to bays with render; installation of gates and minor internal layout changes.

Councillors were shown plans and images of the proposed development. The Assistant Planning Manager advised that Condition 1 needed to be amended to 3 years from the date of the original application and not the date of this permission.

The public consultation concerns submitted centred around the proposed dark colour scheme of the building. The applicant decided to alter the colours to overcome residents' concerns.

Some concerns were referring to the possible ventilation on the external walls of the building. That was addressed in the conditions to the application.

Councillor Beaver proposed approval of the recommendation with the amendment to Condition 1, seconded by Councillor Scott

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 planning permission HS/FA/19/00157.

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

01, 02, 03, 04, 06A, 12C, 13C, 14D and 16G

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. Notwithstanding what is shown on the approved elevation drawings, the following paint colours are approved for use on the building: Farrow and Ball "Plummett" for the window joinery and timber gates, Farrow and Ball "Strong White" for the render. The works must then be undertaken in accordance with these approved paint colours.

9. Prior to the installation of any other extract systems, full details of the proposed siting of any extract terminals (including vents and boiler flues) 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.

Notwithstanding what is shown on the approved drawings, no approval is given for the boiler flue locations shown on the application drawings and no boiler flues shall exit onto the street elevations of the building, unless otherwise agreed in writing with the Local Planning Authority

10. Prior to 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.

11. No external changes to the north east elevation of the listed building are approved under this planning permission.

Reasons:

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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.
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
11. 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.
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.
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

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the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or 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.
9. This planning permission has been issued as a variation to the original planning permission HS/FA/19/00157. With the exception of Conditions 8 and 9 which have been amended and the addition of a new Condition 11, the conditions listed above are copied from the previous permission and may have already been discharged. If the conditions have been dealt with previously you will not be required to deal with those conditions again, unless matters associated with those conditions have changed. Any outstanding matters required by condition should be submitted to the Local Planning Authority as soon as possible.

271.2 Dingle Cottage, Jenners Lane (HS/FA/21/00203)

Proposal	Erection of a single storey outbuilding to be used as a home office, incidental to the principal residential use of the house.
Application No	HS/FA/21/00203
Conservation Area	No
Listed Building	No
Public Consultation	Yes – no objections – Application submitted on behalf of employee in restricted post

Councillor Bacon returned to the Chamber.

The Assistant Planning Manager presented the application for the erection of a single-storey outbuilding to be used as a home office, incidental to the principal residential use of the house. The application is presented to the committee

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because the applicant is a serving employee in a restricted post. No objections or petitions were received.

Councillors were shown plans and images of the proposed development.

The site is located on the outskirts of Hastings in the Area of Natural Beauty (AONB). It is a residential dwelling, and the proposed development is planned within the curtilage. The outbuilding is proposed on the existing area of hardstanding. The proposed materials and finishing are in line with the AONB requirements.

Councillor Roberts proposed approval of the recommendation, seconded by Councillor Marlow-Eastwood.

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:
NR1680/20/01, ES1600/20/01, SHT-3, SHT-8 and 1646-100
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. All ecological measures and/or works shall be carried out in accordance with the details contained in The Phase 1 ecology report for Dingle Cottage, Jenner's Lane, by Ecology and Habitat Management Ltd, dated 9/12/20 as already submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination.
5. 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.
6. All arboricultural and tree measures and/or works shall be carried out in accordance with the details contained in the Arboricultural Report

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(Prepared by Barry Holdsworth Ltd and dated 30th November 2020) submitted as part of this planning application, and agreed in principle with the Local Planning Authority prior to determination.

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 protect features of recognised nature conservation importance.
5. To protect trees and hedges that positively contribute to the visual amenity of the area or contribute to the overall landscaping scheme of the site that forms an essential part of the overall design of the development. To protect trees that are noted as forming part of a habitat or foraging area for priority and protected species.
6. To protect trees identified as having a high visual amenity value and that contribute towards the features of recognised nature conservation importance and the existing ancient woodland.

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. 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. The current condition of the drainage system should be investigated and any maintenance or rehabilitation completed should it be required.

272. PLANNING APPEALS AND DELEGATED DECISIONS

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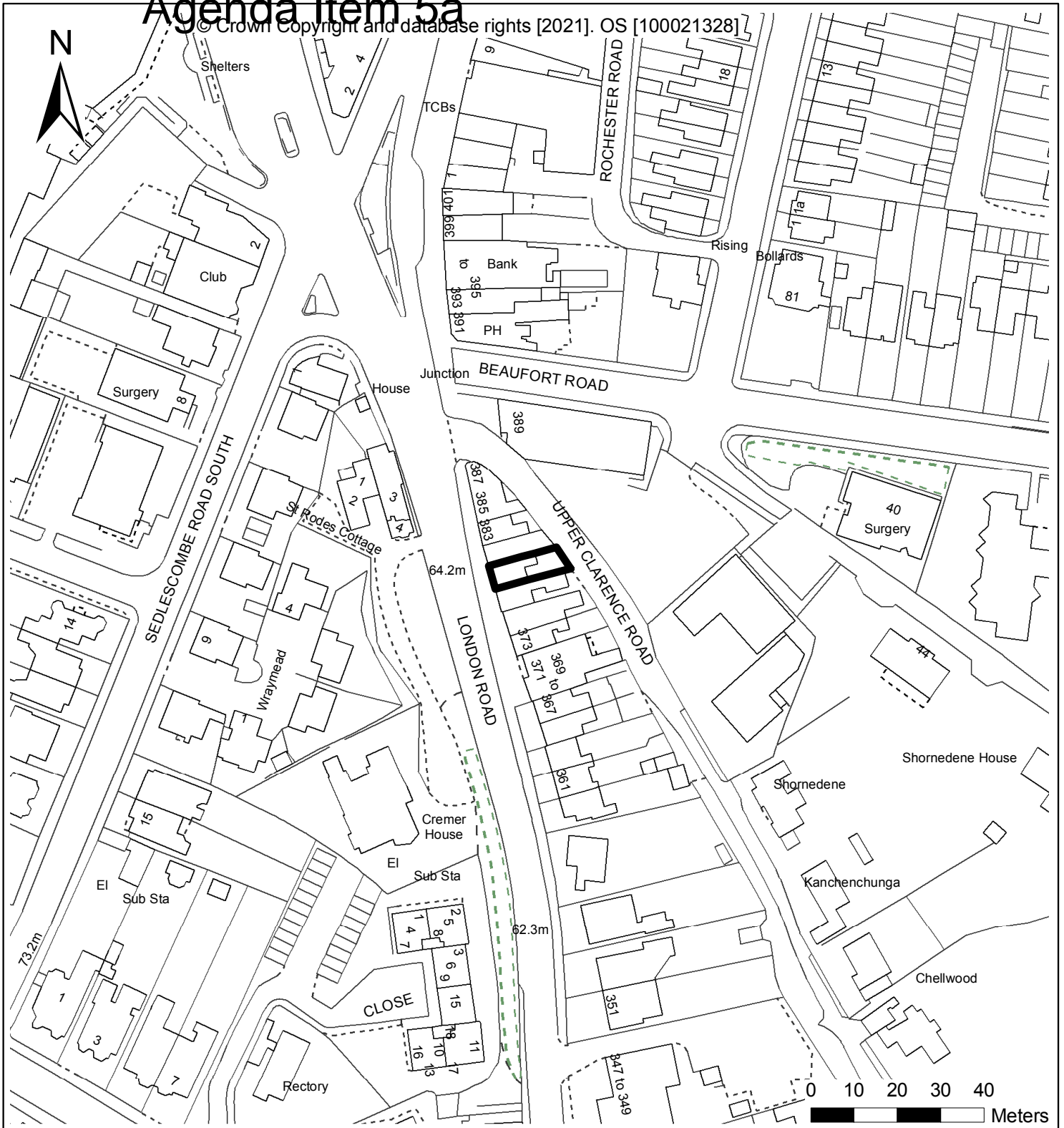
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The Committee noted the report.

(The Chair closed the meeting at 18.16 PM)

Agenda Item 5a

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**Ground Floor Shop and Premises
379 London Road
St Leonards-on-sea
TN37 6PA**

Variation of condition 2 (approved plans) of Planning Permission HS/FA/19/00220 (Change of use of existing lower ground floor from B1(Business) to one bedroom flat (C3) and erection of single storey rear extension) Amendment - Addition of a fenced off garden area and amendment to windows



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: Jun 2021

Scale: 1:1,250

Application No. HS/FA/21/00388

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Report to: PLANNING COMMITTEE

Date of Meeting: 23 June 2021

Report from: Assistant Director of Housing and Built Environment

Application address: Ground Floor Shop and Premises, 379 London Road, St Leonards-on-sea, TN37 6PA

Proposal: Variation of condition 2 (approved plans) of Planning Permission HS/FA/19/00220 (Change of use of existing lower ground floor from B1(Business) to one bedroom flat (C3) and erection of single storey rear extension) Amendment - Addition of a fenced off garden area and amendment to windows

Application No: HS/FA/21/00388

Recommendation: Grant Full Planning Permission

Ward: SILVERHILL 2018
Conservation Area: No
Listed Building: No

Applicant: Mr Rankin per Lakota Design Associates Ltd 19 Meads Street Eastbourne BN20 7RG

Public Consultation

Site notice:	No
Press advertisement:	No
Neighbour Letters:	Yes
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 -
Application submitted by serving Councillor

1. Site and surrounding area

The site consists of the lower ground floor of No.379 London Road. No.379 forms part of a large terrace of mixed-use properties fronting on to London Road. These properties generally have commercial businesses at ground floor level with residential accommodation above.

The lower ground floor is accessed from the rear of the site from Upper Clarence Road, an un-made road.

The site forms part of the Silverhill Shopping Area and is well connected by public transport.

This application focuses on the rear elevation of the premises and the area of curtilage to the rear.

Constraints

SSSI Impact Risk Zone

Flooding Surface Water 1 in 30

Flooding Surface Water 1 in 100

Flooding Surface Water 1 in 1000

Historic Landfill Site 250m Buffer

2. Proposed development

This application seeks permission to vary the plans approved under HS/FA/19/00220 in respect of the following retrospective works;

- The erection of a fence to enclose an area to the rear of the site to create a garden for the ground floor unit.
- Reduction of the size of window openings in the rear elevation at ground floor level,

The application is supported by the following documents:

None

Relevant planning history

- HS/FA/19/00220 Ground Floor Shop and Premises, 379 London Road, St Leonards-on-sea, TN37 6PA
Change of use of existing lower ground floor from B1(Business) to one bedroom flat (C3) and erection of single storey rear extension

Granted 14.08.2019
- HS/FA/18/00612 Change of use of first floor from Health and Well-Being Centre (D1) to 1 bedroom flat (C3 use) incorporating conversion of loft space - development of roof dormer to rear roof slope and insertion of three roof-lights in front roof slope.

Granted 12.09.2018
- HS/FA/18/00343 Change of use of first floor from Health and Well-Being Centre (D1) to 1 bedroom flat (C3) use.

Application WDN 05.06.18
- HS/FA/14/00480 Change of use from A1 to D1.

Granted 11.07.2014
- HS/FA/80/00858 Use of building as offices

Granted 04.02.1981
- HS/AA/76/00264 Display of illuminated fascia sign.

Granted. 23.06.1976

HS/FA/76/00260 Construction of new shop front.

Granted. 23.06.18

HS/FA/75/00723 Change of use of lower ground floor and first floor from residential to office.

Granted 17.12.1975

HS/FA/75/00638 Change of use from shop/residence to offices with living accommodation over. (Renewal of 72/39).

Granted 19.11.1975

HS/FA/72/00039 Change of use to offices, with living accommodation over.

Granted 28.01.1972

HS/FA/50/00046 Erection of lock-up shop; formation of pedestrian access; erection of three lock-up garages.

Granted 14.03.1950

National and local policies

Hastings Local Plan – Planning Strategy 2014

Policy FA2 - Strategic Policy for Central Area

Policy SC1 - Overall Strategy for Managing Change in a Sustainable Way

Hastings Local Plan – Development Management Plan 2015

Policy LP1 - Considering planning applications

Policy DM1 - Design Principles

Policy DM3 - General Amenity

Policy DM4 - General Access

Policy DM5 - Ground Conditions

Policy SA2 - Other Shopping Areas (Shopping Area Silverhill)

National Planning Policy Framework (NPPF)

Paragraph 11 sets out a general presumption in favour of sustainable development and states that development proposals which accord with the development plan should be approved without delay.

Paragraph 12 of the NPPF states that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Three dimensions of sustainability given in paragraph 8 are to be sought jointly: economic (by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation); social (providing housing, creating high quality environment with accessible local services); and environmental (contributing to, protecting and enhancing natural, built and historic environment) whilst paragraph 9 advises that plans and decisions need to take local circumstances into account, so they respond to the different opportunities for achieving sustainable development in different areas.

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.

3. Consultation comments

Refuse and Waste - **No comment received.**

4. Representations

In respect of this application letters were issued to neighbouring residents. No responses were received.

5. Determining issues

a) Principle

The site is in a sustainable location and the application is therefore in accordance with Policy LP1 Hastings Local Plan - Development Management (2015) in this respect and acceptable in principle subject to other local plan policies.

b) Impact on character and appearance of area

Policy DM1 of the Hastings Development Management Plan states that all proposals must reach a good standard of design, which includes efficient use of resources, and shows appreciation of the surrounding neighbourhood's historic context, street patterns, plot layouts and boundaries, block sizes and scale, height, massing and materials as well as good performance against nationally recognised best practice guidance on sustainability, urban design and place-making, architectural quality and distinctiveness.

The works are located at the rear of the premises and are visible from Upper Clarence Road. This portion of Upper Clarence Road is somewhat utilitarian in character due to the large car park opposite and the miss-match collection of garages and rear elevations of the commercial units which front onto London Road.

As part of the proposal two windows at ground floor level are to be reduced in size. This is considered to be a minor alteration and would not have a detrimental impact on the character of the property or the wider street scene.

The proposal will also result in the loss of an open area of hard surface to the rear of the property. This is to be replaced with a small, private garden to be used by residents and is to be enclosed by way of a 1.8 meter timber fence. The formation of a garden and erection of a fence at the rear of the premises is considered acceptable and would likely have a positive impact on Upper Clarence street scene.

Taking the above into account, it is considered that the alterations proposed are acceptable and meet the aims of Policy DM1 of the Hastings Development Management Plan.

c) Impact on neighbouring residential amenities

Policy DM3 of the Hastings Development Management Plan states that in order to achieve a good living standard for future users of proposed development and its neighbours it should be demonstrated that amenity has been considered and appropriate solutions have been incorporated into schemes. This includes the use of the scale, form, height, mass, and density of any building or buildings, reduces or avoids any adverse impact on the amenity (privacy, over shadowing, loss of daylight) of neighbouring properties.

As detailed above, the proposed works are relatively minor and are not considered to have an adverse impact on the amenities of the neighbouring residential properties in terms of loss of privacy, loss of light or overshadowing. In light of this, it is considered that the proposal is acceptable and complies with the aims of Policy DM3 of the Hastings Development Management Plan as quoted above.

e) Future residential amenities

Internal Amenity Space:

The proposal includes the reduction in size of two windows in the rear elevation of the premises. These windows serve a shower room/WC and a kitchen. The biggest alteration is to the shower room window which is being reduced in height to create a high level window. This is considered acceptable and would aid in ensuring a satisfactory level of privacy for residents in the unit. It is however suggested that a condition be imposed to ensure this window is obscure glazed (condition 5). With regards to the kitchen window, this is to also be reduced in size however remains a good sized, two panel window that will open out over the proposed new garden. It is considered that, while smaller than previously approved, the window would still allow for an acceptable level of light to the premises and would benefit from an improved outlook onto the new garden area.

External Amenity Space:

Previously no external amenity space was provided. This was considered acceptable at the time due to the proximity to Alexandra Park and the Shornden Reservoir. The lack of external amenity space is also not an uncommon feature in a built-up area.

The proposal, by virtue of the erection of a fence, creates an area of garden space to the rear of the ground floor unit, to be used by the residents of that unit. The provision of external amenity space is considered a positive and is compliant with Policy DM3 of the Hastings Development Management Plan, however this must be balanced with the loss of the existing area of parking as discussed below.

f) Highway safety/parking

The East Sussex County Council parking demand calculator indicates that there should be approximately 1.5 parking spaces to serve the residential units. Presently there are two

parking spaces on site which are both to be lost as a result of the creation of the garden. While this loss is unfortunate, it must be acknowledged that there is ample parking available in Upper Clarence Road, to the rear and permit parking available in the wider area.

The agent has advised that the parking spaces have not been used for several years and as such considers them redundant. Taking this and the level of parking available in the wider area into account it is considered that the loss of the allocated parking is acceptable on balance and would not have an unacceptable impact in terms of highway safety.

g) Waste and Refuse

Policy DM3 of the Hastings Development Management Plan requires that there is adequate space for storage of waste and the means for its removal. This includes provision for the general management of recyclable materials. This is supported by Part H of Building Regulations which sets out that waste containers should be sited so that residents don't have to push the container more than 30m to an accessible collection point, so any collection points for bins should be within that distance.

An easily accessible area for bin storage has been shown at the rear of the property and is considered acceptable. No objections have been received from the Borough Waste and Refuse Team and as such, it is considered that the altered layout of the bin store is considered acceptable and compliant with Policy DM3 as quoted above. It is however suggested that a condition be imposed to secure the provision of a storage unit for the bins to ensure they are left in a tidy manner and do not detract from the street scene between collections (condition 3).

h) Air quality and emissions

The proposed development does not fall within the screening checklist 1 or 2 of the 'Air Quality and Emission Mitigation Guidance for Sussex' 2020 produced by Sussex Air Quality Partnership. Therefore no further information is required in respect of air quality.

Lighting: No external lighting is proposed and residential amenities are not harmfully affected. The development will not give rise to ground or surface water pollutions. The development is therefore in accordance with Policy DM6 of the Hastings Development Management Plan (2015).

i) Environmental Impact Assessment

The National Planning Practice guidance (Paragraph: 017 Reference ID: 4-017-20170728) states that "Projects which are described in the first column of Schedule 2 but which do not exceed the relevant thresholds, or meet the criteria in the second column of the Schedule, or are not at least partly in a sensitive area, are not Schedule 2 development."

This development is not within a sensitive area as defined by Regulation 2 (1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 and does not exceed the thresholds of schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

6. Conclusion

These proposals comply with the Development Plan in accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004 which 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".

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

7. 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 planning permission HS/FA/19/00220.
2. The development hereby permitted shall be carried out in accordance with the following approved plans:

00B, 01B, 02B.
3. Prior to occupation, details of a secure storage unit for bins, to be installed in the position identified on drawing 00B, is to be submitted to and approved in writing by the Local Planning Authority. The bin stores shall then be installed on site prior to occupation and be retained thereafter for the use of residents.
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.
5. The shower room window in the rear elevation shall be obscure glazed with obscure glass to a minimum level of obscurity equivalent to Pilkington Texture Glass Level 3, or similar equivalent and be permanently fixed shut and non-opening below 1.7 metres from finished floor level. The residential unit shall not be occupied until the obscure glass is installed, and once installed, the windows shall be permanently maintained in that condition.

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 ensure a satisfactory standard of development.
4. To safeguard the amenity of adjoining residents.
5. To safeguard the amenity of adjoining and future residents.

Notes to the Applicant

1. This planning permission has been issued as a variation to planning permission HS/FA/19/00220. The conditions listed above are copied from the previous permissions and may have already been discharged. If the conditions have been dealt with previously you will not be required to deal with those conditions again, unless matters associated with those conditions have changed. Any outstanding matters required by condition should be submitted to the Local Planning Authority as soon as possible.
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 paragraph 38 of the National Planning Policy Framework.
4. 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.
5. Consideration should be given to the provision of a domestic sprinkler system.

Officer to Contact

Mrs E Meppem, Telephone 01424 783288

Background Papers

Application No: HS/FA/21/00388 including all letters and documents

Agenda Item 6

Agenda Item:

Report to:	Planning Committee
Date:	10 June 2021
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 13/05/2021 to 09/06/2021
Recommendations:	That the report be noted

The following appeals have been received:

Address/ Application Number	Proposal	PSM's Rec	Where the decision was made	Type of Appeal
23 Martineau Lane, Hastings, TN35 5DS HS/CD/20/00214	Discharge of conditions 3 (hard landscaping) and 4 (soft landscaping) of Planning Permission HS/FA/17/00468 - Erection of a two-storey chalet style detached dwelling	Refuse Planning Permission	DELEGATED	Planning

The following appeals have been allowed:

Address/ Application Number	Proposal	PSM's Rec	Where the decision was made	Type of Appeal
35 Langham Road, Hastings, TN34 2JE HS/FA/20/00417	Proposed detached garage	Refuse Planning Permission	DELEGATED	Planning

The following appeals have been dismissed:

None

Type of Delegated Decision	Number of Decisions
General PD Approval	1
Granted Permission	64
Non Determination	1
Part Granted	2
Part Granted – Part Refused	1
Part Refused	1
Prior Approval Refused	1
Refused	13
Self Certificate – Not Permitted	2
Self Certificate – Permitted Development	2
Total	88

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