

**Public Document Pack
PLANNING COMMITTEE**

16 NOVEMBER 2016

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

133. APOLOGIES FOR ABSENCE

None.

134. DECLARATIONS OF INTEREST

Councillor	Minute	Interest
All members	138.4 – Flat 12, Du Cros House, 37 Brittany Road, St. Leonards on Sea	Personal – Cllr Rogers, the applicant, is a serving and member of the Planning Committee Councillor
Rogers	138.4 – Flat 12, Du Cros House, 37 Brittany Road, St. Leonards on Sea	Prejudicial – she is the applicant
Scott & Roberts Scott & Wincott	137.1 – Former St. Leonards Academy Darwell Campus, Darwell Close, St. Leonards on Sea	Personal – Knows the petitioner, Eric Hardwick. Personal - Member of ESCC who are the applicant (landowner)
Street & Wincott	137.2 – Land rear of 15-23 Moscow Road, Hastings	Personal – The petitioner, David Hamsley, is a regular attendee to their monthly surgery.

135. MINUTES OF THE MEETING HELD ON 19 OCTOBER 2016

RESOLVED – that the minutes of the meeting held on 19 October 2016 be approved and signed by the Chair as a true record.

136. NOTIFICATION OF ANY ADDITIONAL URGENT ITEMS

None.

137. PLANNING APPLICATIONS ATTRACTING A PETITION:

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137.1 Former The St. Leonards Academy Darwell Campus, Darwell Close, St. Leonards on Sea

Proposal:	Outline application for the erection of up to 210 dwellings (25% affordable) with associated open space play areas, landscaping and access.
Application No:	HS/OA/15/00168
Existing Use:	Vacant School Site

Mr Hawkins, Planning Consultant, presented this report for an outline application for the erection of up to 210 dwellings (25% affordable) with associated open space, play areas, landscaping and access at Former The St. Leonards Academy, Darwell Campus, Darwell Close, St. Leonards on Sea. Mr Hawkins explained that this was an indicative layout and the details were not considered as part of this outline application but the principle of development. He raised the objection from Sport England and stated that the site was allocated and that the Planning Inspector had regard to the loss of the playing field and considered the site suitable for housing. Mr Hawkins explained that a significant amount of work had been undertaken in respect of ecology specifically dormice, badgers and reptiles. Members were shown plans and photographs of the application site.

The Planning Manager provided several updates to the report. She advised that one additional objection had been received since the publication of the agenda and that Conditions 23 and 25 had been amended following further comments received from the Council's Environment and Natural Resources Manager.

Mr Eric Hardwick, Petitioner spoke against the application. He accepted that houses would be built on the site but raised concerns regarding the potential for excessive use of Harley Shute junction and the need for another access. He said it was important to provide infrastructure such as a doctor's surgery and recommended the playing field be kept as village green area for residents.

Mr Peter Rainier, Applicant, spoke in support of the application. He addressed issues covered by the Petitioner. He stated that ESCC Highways had no issues regarding the traffic moments and the increased activity makes use of the existing access point.

Councillor Beaver, Ward Member, spoke on behalf of residents. He said they had major concerns regarding the high number of dwellings proposed on site (x210); lack of amenities; restricted access to and from the site; impact on transport and the loss of the playing field and green open space. He felt the concerns raised by residents had not been taken on board.

Councillor Wincott proposed a motion to approve the application as set out in the resolution below, subject to the amendment of conditions 23 and 25 and the addition of two informatives. This was seconded by Councillor Beaney.

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RESOLVED – by (7 votes to 3) that the Planning Services Manager be authorised to issue planning permission upon completion of an agreement under S106 of the Town and Country Planning Act to secure:

A minimum of 25% affordable housing:

1. A contribution of £3,420 per house, and £513 per flat towards primary school education.
2. A contribution of £958 per house and £144 per flat towards nursery provision within the locality of the application site.
3. A contribution of £263 per dwelling for library provision within the locality:
and
4. A contribution of £24 per dwelling towards the improvement of public rights of way within the locality of the application site.
5. A financial contribution of £250,000 to fund the highway improvements set out within the Hastings Local Plan – Infrastructure Delivery Plan.
6. The submission of a Travel Plan.

In the event that the agreement is not completed by 1 March 2017 that permission be refused on the grounds that the application does not comply with Policy H3 of the adopted Hastings Local Plan, The Hastings Planning Strategy 2011-2028 unless an extension of time has been agreed in writing by the Planning Services Manager in consultation with the Chair and Vice Chair of Planning Committee.

Grant Outline Planning Permission subject to the following conditions:

1. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later;
2. Approval of the details of the layout, scale and external appearance of the building(s), the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced;
3. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission;
4. No development shall take place until written details and samples of materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed with the approved materials;

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- 5. No occupation of the development hereby permitted shall take place until details of all fencing, walling (which shall include flint walling at the key entry point) and other boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these approved details and maintained thereafter;**
- 6. No occupation of the development hereby permitted shall take place until details of the satisfactory storage of refuse for any flatted development on site have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be provided before the first occupation of the associated flatted development and maintained thereafter;**
- 7. No development shall take place until details of the means of vehicular access to the site, including road widths, kerb radii, visibility splays and details of finishes of materials have been submitted to and approved in writing by the Local Planning Authority;**
- 8. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, using indigenous species which shall include :**
 - The retention of the existing trees along the western and southern boundary of the site;**
 - The use of a range of natural flowering and berry bearing species of trees;**
 - Areas of grassland to be managed as rough grassland – both adjacent to the tree belts and also the road verges where appropriate; and**
 - Deadwood habitat piles.**

Together with the indications of all existing trees and hedgerows on the land, and details of any to be retained, and measures for their protection in the course of the development, and a programme for the approved scheme's implementation and long term management;

- 9. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to**

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any variation;

10. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscaped areas, other than small, privately owned domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development for its permitted use and the landscape management plan shall be carried out in accordance with the approved plan for the period specified;
11. All trees to be retained must be protected by barriers and/or ground protection in accordance with BS5837 (2012) 'Trees in Relation to Construction-Recommendations'. No work shall take place on site until full details of protection have been submitted to and approved in writing by the Local Planning Authority. The approved barriers and/or ground protection shall be erected before any equipment, machinery or materials are brought onto the site and shall be maintained until all of the above has been removed from the site. Nothing shall be stored or placed, nor fires lit, within any of the areas protected in accordance with this condition. The siting of barriers/ground protection shall not be altered, nor ground levels changed, nor excavations made within these areas without the written consent of the Local Planning Authority;
12. No development shall take place until details of any lighting to be placed or erected within the site have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include inter-alia, details of measures to shield and direct light from the light sources so as to prevent light pollution. The development shall thereafter be carried out in accordance with the subsequently approved details;
13. No development shall take place until details of the proposed materials to be used in the surfacing of all access roads, parking and turning areas and pathways within the site, and the design of kerb stones/crossing points have been submitted to and approved by the Local Planning Authority. The development shall be built in accordance with the approved details;
14.
 - (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;
 - (ii) Development shall be carried out in accordance with the details approved under (i) and no occupation of any of the dwellings or flats hereby approved shall occur until those works have been completed;
 - (iii) No occupation of any of the dwellings or flats hereby approved

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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.

- 15. The open areas within the application site, as shown on plan number AD031 Rev A, shall remain open and available for public access and no fences, gates or other means of enclosure shall be placed or erected to preclude access to these areas at any time without the prior approval of the Local Planning Authority;**
- 16. The details of the landscaping of the site required to be submitted by Condition 8 shall include details of a scheme for the preparation, laying out and equipping of a play/amenity area and the land shall be laid out in accordance with the approved details prior to the occupation of any dwellings or flats hereby approved;**
- 17. No occupation of the development shall take place until the developer has agreed with Southern Water the measures to be undertaken to divert/protect the public water main supply. These agreed measures shall be submitted to the Local Planning Authority and development shall be carried out in accordance with the approved plans;**
- 18. No development shall take place until the developer has secured the implementation of a programme of archaeological work, in accordance with a Written Scheme of Archaeological Investigation which has been submitted to and approved in writing by the Local Planning Authority;**
- 19. The development hereby permitted shall not be brought into use until the archaeological site investigation and post investigation assessment (including the provision for analysis, publication and dissemination of results and archive deposition) has been completed in accordance with the programme set out in the Written Scheme of Archaeological Investigation approved under Condition 18 to the satisfaction of the Local Planning Authority, in consultation with the County Planning Authority;**
- 20. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) dated the 26 January 2015, and Design and Access Statement dated August 2014 and the following mitigation measures therein:**
 - Finished floor levels are set no lower than 4.8metres above the Ordnance Datum (AOD);**
 - Landscaped overflow channels (e.g. shown as swales in the submitted details) shall be provided to safely divert any exceedance event flows from the upstream flood storage area**

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around the development and downstream;

- The upstream plateau (at the northern extent of the site) shall be raised in level to a minimum level of 7.0 metres AOD;
- Limiting the surface water run off generated by the 1 in 100 year return event critical storm (plus an allowance for climate change) so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site;
- A minimum 8 metre wide access/buffer corridor shall be provided along the Hollington Stream (Main River) plus access provision through the site to the adjacent Hollington Stream culvert inlet structure to ensure future access is maintained.

The mitigation measures shall be fully implemented prior to the occupation of the development, and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed in writing with the Local Planning Authority;

21. No development shall take place until a Construction Management Plan has been submitted to and improved in writing by the Local Planning Authority. This shall include a construction routing agreement, hours of working, wheel washing, and secured compounds for materials storage, machinery and contractor parking;
22. Construction of the development shall not take place until details of the Sustainable Drainage Scheme have been submitted to, and approved in writing by the Local Planning Authority in consultation with Natural England. The details shall include information demonstrating that there will be no increase in surface water flow from the site and no adverse impact on the water quality of the stream from surface water pollution, during either construction or post construction periods. Such information needs to include (although no be limited to) details of how potential water pollution from car parking areas (e.g. by slats or hydrocarbons) is to be prevented;
23. Should the reserved matters application not be submitted within two years of the date of this outline planning permission, then the additional ecological reports that were required by the Preliminary Ecological Appraisal and Preliminary Roost Assessment (May 2014) and which have been submitted as part of this application, shall be updated and submitted to the Local Planning Authority with any reserved matters submission. The development shall then be carried out in accordance with the approved details;
24. The development shall not be occupied until a minimum of 2% of all of

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the residential units constructed within the application site are designed in such a way to be fully wheelchair assessable, as required by Policy FB1 of the Development Management Plan 2015; and

- 25. All ecological measures and/or works shall be carried out in accordance with the details contained in Dormouse Mitigation Strategy for the Grove by the Ecology Consultancy dated 20/09/2016, Dormouse Survey for the Grove by the Ecology Consultancy dated 04/07/2016, Badger Survey for the Grove by the Ecology Consultancy dated 03/03/2016, and Reptile Survey for the Grove by the Ecology Consultancy dated 25/05/2016 as submitted with the planning application and agreed in principle with the local planning authority prior to determination.**

Development, ground clearance or vegetation disturbance shall not in any circumstances commence unless the local planning authority has been provided with either:

- a) a license issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorising the specified activity/development to go ahead; or**
- b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a license.**

Reasons:

- 1. The application is in outline only;**
- 2. The application is in outline only;**
- 3. This condition is imposed in accordance with the provisions of Section 92 of the Town & Country Planning Act 1990;**
- 4. In the interests of the visual amenity of the area;**
- 5. In the interests of the visual amenity of the area;**
- 6. In the interests of the visual amenity of the area and to secure a well planned development;**
- 7. In the interests of the visual amenity of the area and to ensure there would be no adverse impact upon highway safety;**
- 8. In the interests of the visual amenity of the area and to enhance biodiversity within the site;**
- 9. In the interests of the visual amenity of the area;**

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- 10. In the interests of the visual amenity of the area;**
- 11. In the interests of the visual amenity of the area and to ensure the long term health of the trees which contribute to the character and appearance of the locality;**
- 12. In the interests of the visual amenity of the area, to prevent light spill and to protect residential amenity, and to ensure that the development does not adversely impact upon the biodiversity within and around the site;**
- 13. In the interests of the visual amenity of the area;**
- 14. To ensure that the development does not have an adverse impact upon the existing infrastructure, and to ensure that the site has suitable means of drainage and to prevent flooding;**
- 15. To ensure that the areas are kept available for the long term enjoyment of future residents;**
- 16. In the interests of the visual amenity of the area and to ensure that the development has a suitable level of equipped play to support the future population of the site;**
- 17. In order to ensure that there is suitable infrastructure in place;**
- 18. To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with the National Planning Policy Framework;**
- 19. To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with the National Planning Policy Framework;**
- 20. To ensure that future residents are protected against flood risk;**
- 21. To protect the amenity of the existing residents and to ensure that there is no adverse impact upon the highway network;**
- 22. In the interests of enhancing and protecting biodiversity and archaeology within the application site;**
- 23. In the interests of biodiversity within the application site;**
- 24. In the interests of a balanced and sustainable community; and**
- 25. In the interests of ecology and biodiversity in accordance with the National Planning Policy Framework and policy HN8 of the Hastings Local Plan 2014.**

Notes to the Applicant

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1. Notwithstanding the details submitted, the central area of open space shall be formed with the residential properties that surround it, directly overlooking it (front elevations). The existing indicative plan does not demonstrate sufficient natural surveillance and would not be considered acceptable to the Borough Council as part of any reserved matters application;
2. Notwithstanding the details submitted, the access into the site highlighted as 'Old School Drive' should only be provided with one pathway (on its northern side) with the southern side provided with a soft verge, and where appropriate additional soft landscaping provision;
3. At both proposed points of access, tactile paving should be provided on either side to aid with pedestrian permeability;
4. The applicant/developer should enter into a legal agreement with Southern Water to provide the necessary sewerage infrastructure required to service this development. Please contact Southern Water at www.southernwater.co.uk
5. A formal application for the connection of the water supply is required in order to service this development. Please contact Southern Water at the above-mentioned address;
6. In order to protect the surfaces of the footpaths (Hastings 19 and 21), a suitable barrier should separate the development from the footpath during construction. All public rights of way shall be maintained during construction unless the correct permissions have been received in advance of their closure;
7. Any damage that occurs to public rights of way during construction shall be made good at the cost of the developer;
8. No materials should be stored on any public right of way during construction;
9. Please note that the FRA states that the flooding risk is low in this area due to the presence of flood risk defences, but that a residual risk will remain (e.g. overtopping and/or breach of the tidal/fluvial defences);

The applicant/developer should therefore consider the requirement for an emerging response within the site for future residents to adhere to.
10. The applicant is reminded that there should not be any loss of the playing fields until the applicant, or developer has secured a Section 77 agreement which would allow for the loss of the Playing Field as per the requirements of the School Standards and Framework Act 1998;

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11. Failure to comply with any condition imposed on this permission may result in enforcement action without further warning; and
12. 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.

Informatives

1. The applicant is advised that in the event of changes to the access point proposed, an updated transport statement should be provided as part of the reserved matters application.
2. The applicant is advised that should formal pre-application discussions with the Local Planning Authority and the reserved matters be submitted, the councillors for those wards will be party to those discussions.

137.2 Land rear of 15-23 Moscow Road, Hastings

Proposal:	Erection of a single storey dwelling (Retrospective as previously approved (HS/FA/13/00370) not built in accordance with approved plans) As amended by site plan received 03.10.2016.
Application No:	HS/FA/16/00531
Existing Use:	Development site
Conservation Area:	No
Listed Building	No
Public Consultation	5 letters of objection, 1 petition and 5 letters of support received

The Planning Services Manager, Mrs Evans, provided an update to the report. She informed the Committee that two separate plans had been submitted, both containing different dimensions and therefore requested that consideration of the application be deferred to allow the amended plans to be properly considered, the report to Committee to be updated and to carry out consultation as necessary.

Councillor Dowling proposed a motion to defer the application as set out in the resolution below. This was seconded by Councillor Cooke.

RESOLVED - (unanimously) to defer the application to allow amended plans to be properly considered, the report to Committee to be updated, and to carry

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out consultation as necessary.

138. PLANNING APPLICATIONS:

138.1 Rocklands Private Caravan Park, Rocklands Lane, Hastings

Proposal:	Discharge of condition 4 (details of the planting scheme and soft landscaping), 6 (archaeological monitoring), 7 (foul and surface water drainage scheme) and 8 (external colour scheme) of Appeal A ref. APP/B1415/C/15/3029007 – (EN/15/00028)
Application No:	HS/CD/16/00655
Existing Use:	Caravan Park
Conservation Area:	No
Listed Building	No
Public Consultation	3 letters of objection received

The Principal Planner, Miss Roots, presented this report to discharge conditions of appeal decision ref: APP.B1425/C/15/3029007 – (EN/15/00028). This report considers condition 6 only - to consider the discharge of part of condition 6 for the written scheme of archaeological works. Conditions 4 and 7 are ongoing and will be brought to a future Planning Committee once current concerns are resolved to the satisfaction of the LPA.

The Principal Planner provided an update to the report of two further objections that had been received. In total 21 letters of objection had been received from the same 3 people/organisations. Members were advised that the Local Planning Authority is not required to consult the public or statutory consultees on the Committee report.

The recommendation was updated to state Condition 6 be 'partially' discharged. The Principal Planner explained that this is a two part condition. The LPA needs first to approve the written scheme of investigation to enable more field work and analysis to be carried out. Afterwards the second part of the condition can be brought back to the Committee and Condition 6 can be fully discharged if considered appropriate.

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

RESOLVED - (unanimously) that the following condition be partly discharged:

Condition 6 of appeal decision APP/B1415/C/15/3029007:

"No further groundworks required to complete the development shall take

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place until the implementation of a programme of archaeological works has been secured in accordance with a written scheme of investigation submitted to and approved in writing by the Local Planning Authority. A written record of any archaeological works undertaken shall be submitted to the Local Planning Authority within 3 months of the completion of any archaeological investigation unless an alternative timescale for the submission of the report is first agreed in writing with the Local Planning Authority".

In accordance with the Written Scheme of Investigation for Archaeological Monitoring (Archaeology South-East, August 2016).

138.2 West Hill Pavilion Workshop, Exmouth Place, Hastings

Proposal:	Demolition of workshop and erection of new dwelling/attached workshop & new detached garden office.
Application No:	HS/FA/15/00924
Existing Use:	Workshop
Conservation Area:	Yes – Old Town
Listed Building	No
Public Consultation	13 letters of objection and 2 letters of support received

The Planning Services Manager, Mrs Evans, presented this report for the erection of a dwelling house, the rebuilding of a workshop on the rear boundary and the erection of a further single storey structure on site.

Mrs Evans advised of a minor update to the report on page 74 of the agenda which stated the building was in the south-east corner of the site. The report should read the building is in the south 'west' corner. Members were shown plans and photographs of the application site.

Members were advised that during the excavation works there would be minimal disturbance to the existing drains and foundations.

Councillor Bacon, Ward Member, spoke on behalf of residents for Old Hastings. He said their concerns were in regard to conservation and the proximity of the development to the neighbouring Grade II listed buildings. More specifically, impact on views, lack of affordable housing, traffic and parking problems, noise and disruption, deliveries and access, land stability, ecology and loss of trees and birds.

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

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RESOLVED - (unanimously) that planning permission be granted subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission;
2. The development hereby permitted shall be carried out in accordance with the following approved plans: WESO11-08, WESO11-09A, WESO11-010C, WESO11-011C, WESO11-012B, WESO11-013E, WESO11-014D, WESO11-015D, WESO11-017D, WESO11-018B, WESO11-024C, WESO11-025B, WESO11-01A, WESO11;
3. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of soft landscaping, which shall include indications of all existing trees and hedgerows on the land including details of those to be retained, together with measures for their protection in the course of development (in accordance with BS5837 2012: Trees in relation to design, demolition and construction – Recommendations). New soft landscaping details shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate together with an implementation programme;
4. All planting seeding or turfing comprised in the approved soft landscaping scheme shall be carried out prior to the occupation of any part of the development, or with the written agreement of the Local Planning Authority, in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation;
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 "BS 5837:2012 - Trees in relation to design, demolition and construction. - Recommendations" 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. No development shall take place above ground until samples and details of the materials to be used in the construction of the external

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surfaces of the dwelling, attached workshop and detached garden office 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;

- 7. No development above ground shall take place until full details of the hard landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; methodology statement for the repair of the existing footpath; means of enclosure; car parking layouts; other vehicle and pedestrian access; hard surfacing materials; minor artefacts and structures (eg refuse or other storage units, signs lighting etc.); proposed and existing functional services above and below ground (eg drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant;**
- 8. All hard landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority;**
- 9. The development shall not be occupied until parking areas have been provided in accordance with the submitted plan (Drawing no. WES011-11C) and the areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles;**
- 10. Before the development hereby approved is commenced details of appropriate climate change mitigation and adaptation measures as required by policy SC3 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;**
- 11. Before the development hereby approved is occupied provision shall be made for the connection to fibre-based broadband infrastructure;**
- 12. 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.**
- 13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no**

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windows, extensions or building works within the front, side and rear garden areas (for example outbuildings) shall take place without the grant of an additional planning permission;

- 14. No development shall take place until details of the proposed cycle parking arrangements have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details and not be used other than for the parking of cycles;**
- 15. No development shall commence until refuse storage details for the approved dwellings have been submitted to and approved in writing by the local planning authority. The development shall be completed in accordance with the approved details and the area shall remain in use for refuse storage and no other purposes whatsoever;**
- 16. During any form of earthworks and/or excavations that are carried out as part of the development, suitable vehicle wheel washing equipment should be provided within the site, to the approval of the Local Planning Authority, to prevent contamination and damage to the adjacent roads;**
- 17. The development shall be undertaken wholly in accordance with the details set out in the approved Waste Minimisation Statement;**
- 18. All ecological measures and/or works shall be carried out in accordance with the approved details contained within section 4.6 of the Ecological and Bat Report prepared by Martin Newcombe, dated 4 November 2013;**
- 19. Prior to demolition works commencing on site a Traffic Management Scheme shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority. This shall include the size of vehicles, routing of vehicles and hours of operation;**
- 20. A Construction Management Plan detailing how the environmental impact of the construction work will be controlled shall be submitted prior to demolition works commencing. This must be submitted to and approved by the Local Planning Authority;**
- 21. No development shall commence on site until full details of the proposed means of foul and surface water sewerage disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The development shall be completed in accordance with the approved details;**
- 22. No external lighting has been proposed as part of this planning permission. If external lighting were to be included, no development shall take place until a scheme of external lighting has been**

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submitted to and approved in writing by the Local Planning Authority. External lighting shall be completed in accordance with the approved details;

- 23. Before works commence, current catalogue details of the rainwater goods, which shall be of cast metal, finished to an agreed colour, shall be submitted to and approved in writing by the Local Planning Authority and the works carried out in accordance with the approved details and thereafter retained unless otherwise approved in writing by the Local Planning Authority;**
- 24. Before works commence, details of the proposed external flues, vents and extracts shall be submitted to and approved in writing by the Local Planning Authority and the works carried out in accordance with the approved details. No further external flues, vents, extracts or bathroom plumbing/drainage systems shall be installed in the future without agreement in writing of the Local Planning Authority;**
- 25. (i) Construction of the development shall not commence until details of the proposed means of foul sewerage have been submitted to and approved in writing by the Local Planning Authority;**
(i) Development shall be carried out in accordance with the details approved under (i) and no occupation the dwelling, attached workshop and detached garden office hereby approved shall occur until those works have been completed;
(iii) No occupation of the dwelling, attached workshop and detached garden office 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.
- 26. Prior to the commencement of works a methodology statement must be submitted to and approved in writing by the Local Planning Authority and thereafter retained for the repair of the existing brick work to walls and garden area. Statement to include full specification of proposed mortar, finish and pointing to joints and samples of any proposed replacement bricks to match existing;**
- 27. No development shall take place until the applicant has implemented a programme of archaeological works in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority. Thereafter a written record of archaeological works undertaken shall be submitted to the Local Planning Authority within 3 months of the completion of archaeological works unless an alternative timescale for submission of the report is first agreed in writing with the Local Planning Authority;**

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- 28. Prior to the commencement of work a full investigation and risk assessment that assesses the nature and extent of any potential contamination on site must be submitted to and approved in writing by the Local Planning Authority. The following information must be included:**
- a) A detailed remediation scheme to bring the site up to a condition suitable for the intended use and removing unacceptable risks to human health, building and other property;**
 - b) In the event that contamination is found at any time when carrying out any approved development that was not previously identified it must be reported to the Local Authority with proposed remediation measures;**
 - c) A statement indicating if long term monitoring and maintenance is required;**
 - d) That the approved remediation scheme must be carried out in accordance with it's terms prior to the commencement of the development.**
- 29. Work which is audible at the site boundary and deliveries to and from the premises shall not take place before 08:00 and after 18:00 hours Monday-Friday or before 09:00 and after 13:00 on Saturdays and at no time on Sundays or Bank Holidays;**
- 30. Prior to the occupation of the development hereby permitted, details of any local highway reinstatement works required as a result of damage caused by construction traffic and a programme of implementation for any such works shall be submitted to and approved in writing by the Local Planning Authority. Highway reinstatement works shall be implemented in accordance with the approved details; and**
- 31. Notwithstanding the changes of use permitted within Part 3 of Schedule 2 Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order), the development hereby permitted shall be used for purposes within Class B1 of the Town and Country (Use Classes) Order (or any order revoking, re-enacting or modifying that Order) 1987 only, and for no other purpose.**

Reasons:

- 1. This condition is imposed in accordance with the provisions of Section 91 of the Town and Country Planning Act 1990;**

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- 2. For the avoidance of doubt and in the interests of proper planning;**
- 3. To ensure a satisfactory form of development in the interests of the visual amenity;**
- 4. To ensure a satisfactory form of development in the interests of the visual amenity;**
- 5. To protect features of recognised nature conservation importance and the character and appearance of the area;**
- 6. In the interests of the visual amenity of the area;**
- 7. In the interests of the visual amenity and to protect neighbouring residential amenities;**
- 8. In the interests of the visual amenity and to protect neighbouring residential amenities;**
- 9. In the interests of the safety of persons and vehicles entering and leaving the access and proceeding along the highway;**
- 10. To ensure the development complies with policy SC3 of the Hastings Local Plan: The Hastings Planning Strategy;**
- 11. To ensure the development complies with policy SC1 of the Hastings Local Plan: The Hastings Planning Strategy;**
- 12. To safeguard the amenity of adjoining residents;**
- 13. In the interests of the amenity of the neighbouring residential occupiers;**
- 14. In order that the development site is accessible by non car modes and to meet the objectives of sustainable development;**
- 15. To ensure a satisfactory form of development in the interests of the character and amenity of the area;**
- 16. In the interests of highway safety and for the benefit and convenience of the public at large;**
- 17. To minimise the amount of construction waste being disposed of in landfill sites in accordance with the East Sussex County Council Supplementary Planning Document on Construction and Demolition Waste;**
- 18. To ensure ecological protection during construction;**
- 19. In the interests of highway safety and for the benefit and convenience**

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of the public at large;

- 20. To safeguard the amenity of adjoining residents;**
- 21. To ensure a satisfactory standard of development;**
- 22. To ensure a satisfactory form of development in the interests of the visual amenity;**
- 23. To safeguard the fabric and the architectural character and appearance of the new dwelling, attached workshop and detached garden office;**
- 24. To safeguard the fabric and the architectural character and appearance of the new dwelling, attached workshop and detached garden office.**
- 25. To prevent increased risk of flooding;**
- 26. In the interests of the visual amenity of the area;**
- 27. To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with the National Planning Policy Framework;**
- 28. To protect those redeveloping the site and any future occupants from potential soil contamination;**
- 29. To safeguard the amenity of adjoining residents;**
- 30. In the interests of highway safety and for the benefit and convenience of the public at large; and**
- 31. In order to maintain control over future use of the premises in the interests of the general amenity of the area and/or highway safety.**

Notes to the Applicant

- 1. Failure to comply with any condition imposed on this permission may result in enforcement action without further warning;**
- 2. Statement of positive engagement: In dealing with this application Hastings Borough Council has actively sought to work with the applicant in a positive and proactive manner, in accordance with paragraphs 186 and 187 of the National Planning Policy Framework;**
- 3. In the event that any sewers are found within the site during construction works the applicant is advised to contact Southern Water, Southern House, Sparrowgrove House Sparrowgrove,**

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Otterbourne, Hampshire, SO21 2SW (Telephone: 0330 303 0119) or www.southernwater.co.uk. An investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site;

4. A formal application for connection to the public foul sewerage system is required in order to service this development, please contact Southern Water, Southern House, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Telephone: 0330 303 0119) or www.southernwater.co.uk;
5. No development or new tree planting should be located within 3 metres either side of the centreline of the public sewer and all existing infrastructure should be protected during the course of construction works;
6. Consideration should be given to the provision of a domestic sprinkler system; and
7. The planning permission does not include the construction of soakaways. Should you wish to include soakaways you would require a separate consent.

138.3 Land off Robert Tressell Close, Hastings

Proposal:	Variation of condition 6 (hard landscaping) and 21 (approved plans) of Planning Permission HS/FA/14/00823
Application No:	HS/FA/16/00710
Existing Use:	Development site
Conservation Area:	Yes - Blacklands
Listed Building	No
Public Consultation	4 letters of objection received

The Principal Planner, Miss Roots, presented this report for the variation of Conditions 6 (hard landscaping) and 21 (approved plans) in respect of the erection of a 2m high retaining wall on the western boundary of the site and to accurately identify the changes in site levels. Members were advised that this was a retrospective application.

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Members were advised of an update to the report of 1 further letter of objection that had been received regarding the report and visibility of the wall from the street scene. Miss Roots clarified where the proposed works would be visible from. She advised that the retaining wall was needed to make the adjoining gardens usable for future residents.

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

RESOLVED - (unanimously) that planning permission be granted subject to the following conditions:-

1. **No development shall take place until the measures outlined in the submitted ecological statements and reports (Land off Robert Tressell Close, Hastings, Ecological Impact Assessment by the Bourne Valley Consultancy dated September 2007; and the update letter from the Bourne Valley Consultancy dated 17 October 2014) have been fully implemented, unless:**

- (i) **the programme for such measures is otherwise specified within that document (for example with regard to measures related to monitoring, further survey work, the erection of bird boxes on buildings or other conservation enhancements), in which case the works shall be carried out in accordance with the timescales contained therein or;**

unless the scheme(s), or programme(s) of measures contained within the ecological statements and reports is otherwise first varied, by way of prior written approval from the Local Planning Authority.

2.
 - (i) **Construction of the development shall be carried out in accordance with the approved details of the proposed means of foul sewerage and surface water disposal/management; and**
 - (ii) **The dwellings approved shall not be occupied until those works have been completed.**

The dwellings shall not be occupied 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.

3. **Development shall be carried out in accordance with the details approved under reference HS/CD/15/00867 for a scheme of soft landscaping, which includes indications of all existing trees and hedgerows on the land including details of those to be retained, together with measures for their protection in the course of development (in accordance with BS5837 2012: Trees in relation to**

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design, demolition and construction – Recommendations). The new soft landscaping details include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities, together with an implementation programme;

4. All planting seeding or turfing comprised in the approved soft landscaping scheme shall be carried out prior to the occupation of any part of the development, or with the written agreement of the Local Planning Authority, in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation;
5. Development shall be carried out in accordance with details of the hard landscape works approved under reference HS/FA/16/00867, and further amended under planning permission HS/FA/16/00710. These details include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials;
6. Hard landscaping works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority;
7. 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.
8. The dwellings hereby approved shall not be occupied until provision has been made for high speed broadband infrastructure to serve the development;
9. The development shall be completed in accordance with the surface water drainage details approved under reference HS/CD/15/00867;
10. During any form of earthworks and/or excavations that are carried out as part of the development, suitable vehicle wheel washing equipment should be provided within the site, in accordance with the details approved under reference HS/CD/15/00867 to prevent contamination and damage to the adjacent roads;

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- 11. The development shall not be occupied until parking areas have been provided in accordance with the approved plans and the areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles;**
- 12. The development shall not be occupied until cycle parking areas have been provided in accordance with the approved plans and the areas shall thereafter be retained for that use and shall not be used other than for the parking of cycles;**
- 13. During development every loaded lorry shall be covered before leaving the site;**
- 14. Development shall be implemented in accordance with the approved scheme for pedestrian access improvements between the site and Priory Avenue. The improvements shall be provided prior to the occupation of any of the dwellings approved;**
- 15. No site clearance or tree or hedge removal shall be carried out on site between the 1st March and 31st July inclusive in any year, unless otherwise approved in writing by the Local Planning Authority;**
- 16. Development shall be implemented in full accordance with the approved details of temporary structures required during the construction process, proposals in respect of the public footpath during construction, vehicle wheel washing facility, together with areas for storage of materials and temporary site hoardings. The approved details shall remain in place and in operation for the duration of the construction period;**
- 17. Prior to the commencement of development, an invasive non-native species protocol shall be submitted to and approved by the local planning authority, detailing the containment, control and removal of Japanese Knotweed on site. The measures within the approved protocol shall be carried out prior to commencement of development unless ongoing control has been approved;**
- 18. No building shall be occupied until it 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;**
- 19. Development shall be carried out in accordance with the approved details of the materials to be used in the construction of the external surfaces of the dwellings; and**
- 20. The development hereby permitted shall be carried out in accordance with the following approved plans:**

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**2015-15-01, 50, 52, 60, 61, 70, & 71, 2015-15-100, 2015-101; 1210 -
130,131,132
2015-15-05M, 2015-15-51B**

Reasons:

- 1. To protect features of recognised nature conservation importance;**
- 2. To ensure a satisfactory standard of development;**
- 3. To ensure a satisfactory form of development in the interests of the visual amenity;**
- 4. To ensure a satisfactory form of development in the interests of the visual amenity;**
- 5. To ensure a satisfactory form of development in the interests of the visual amenity;**
- 6. To ensure a satisfactory form of development in the interests of the visual amenity;**
- 7. To safeguard the amenity of adjoining residents;**
- 8. To ensure a satisfactory standard of development;**
- 9. In the interests of highway safety;**
- 10. In the interests of highway safety and for the benefit and convenience of the public at large;**
- 11. To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway;**
- 12. In order that the development site is accessible by non car modes and to meet the objectives of sustainable development;**
- 13. In the interests of highway safety and the amenities of the area;**
- 14. To ensure that a reasonable standard of access is provided in the interests of pedestrian and traffic safety;**
- 15. To protect features of recognised nature conservation importance;**
- 16. In the interests of the visual and residential amenities of the locality;**
- 17. To protect features of recognised nature conservation importance;**
- 18. To ensure that no property is occupied until adequate access and**

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drainage facilities have been provided;

19. In the interests of the visual amenity of the area; and
20. 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 permission may result in enforcement action without further warning; and
2. Statement of positive engagement: In dealing with this application Hastings Borough Council has actively sought to work with the applicant in a positive and proactive manner, in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

138.4 Flat 12, Du Cros House, 37 Brittany Road, St. Leonards on Sea

The Planning Services Manager, Mrs Evans, presented this report for works to prune the lateral branches of 1 x pine tree by 3 linear metres. The purpose of the application is to reduce the encroachment of the tree's branches towards to the building on the site.

The Principal Solicitor, Mrs Cameron, advised the Committee that the application was brought before the Committee in accordance with the Council's Constitution which requires that all applications submitted by or on behalf of a serving member of the Council is determined at Planning Committee. She explained that this was in the interests of transparency as the applicant was Councillor Rogers who was also a member of the Planning Committee.

Having declared her prejudicial interest, Councillor Rogers left the Chamber and took no part in the discussion or debate for this application.

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

RESOLVED - (unanimously) that planning permission be granted subject to the following conditions:-

1. The works hereby permitted shall be undertaken before the expiration of two years from the date of this consent;
2. The works shall be completed in accordance with BS 3998:2010

Reasons:

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1. The works are considered acceptable at this stage in the life of the tree but the local planning authority would wish to reserve its right to review the situation in future; and
2. In accordance with good arboricultural practice.

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 paragraphs 186 and 187 of the National Planning Policy Framework; and
3. All work should be carried out by a competent tree surgeon.

138.5 Mayfield J, Mayfield Lane, St. Leonards on Sea

Proposal:	Proposed erection of 4 x four bed houses (proposed revision to approved 35 unit housing scheme – HS/FA/15/00039 as amended by HS/FA/16/00223 – to replace 4 x bed units with 4 x four bed units on Plots 19 – 22).
Application No:	HS/FA/16/00563
Existing Use:	Vacant with residential permission
Conservation Area:	No
Listed Building	No
Public Consultation	3 letters of objection received.

Mrs Evans, Planning Services Manager, presented this report for the erection of 4 x four bed houses (proposed revision to approved 35 unit housing scheme – HS/FA/15/00039 as amended by HS/FA/16/00223 – to replace 4 x two bed units with 4 x four bed units on Plots 19 – 22).

Members were advised that at the previous Planning Committee meeting on 19th October 2016, when the application was reported, the verbal presentation was incorrect. Members were advised incorrectly at that meeting that the application was for the addition of one bedroom per property going from 4 x 3 bed houses to 4 x 4 bed houses, therefore a decision could not be issued. Mrs Evans clarified the

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application was for 4 x 2 bed houses to 4 x 4 bed houses and therefore an increase of two bedrooms per property was proposed. Since the last meeting, officers re-consulted the DVS regarding the viability of the scheme. In his response, the District Valuer concluded that there is no contribution on the basis that the degree with which value of houses rise is not same as the degree to which costs rise to provide that additional space. The Planning Services Manager advised the Local Planning Authority will not seek an affordable housing contribution for this application.

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

RESOLVED - (unanimously) that planning permission be granted subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission;
2. The development hereby permitted shall be carried out in accordance with the following approved plans:

1405781/201,4307/19-22/1-6
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 above ground until details of the materials to be used in the construction of the external surfaces of the dwellings hereby permitted have been submitted to or made available on site and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details;
5. No building hereby permitted shall be occupied until the approved drainage system has been implemented as per drawing no. bx/1405781/200/S4 as approved under application HS/CD/16/00583;
6. All hard landscape works shall be carried out in accordance with drawing no. bx/1405781/60-S4 as approved under HS/CD/16/00583. The works shall be carried out prior to the occupation of any part of the development;
7. Soft landscaping shall be carried out as per drawing PLG/1252/15C, approved under application CD/16/000583, prior to the occupation of any part of the development, in the first planting and seeding seasons following the occupation of any buildings or the completion of the

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development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation;

8. No occupation of the dwellings hereby approved shall take place until the boundary fences shown on drawing PLG/1252/15C, approved under application CD/16/00583, have been erected;
9. The development hereby permitted shall not be brought into use until the archaeological site investigation and post investigation assessment (including provision for analysis, publication and dissemination of results and archive deposition) has been completed in accordance with the programme set out in the Written Scheme of Investigation from Chris Butler Archaeological Services, January 2016 approved under CD/16/0008 to the satisfaction of the Local Planning Authority;
10. 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 BSI 5837 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;
11. All ecological measures and/or works shall be carried out in accordance with details contained within the submitted report Mayfield J, South of Mayfield Lane Report seeking discharge of Conditions 17 to 20 Planning Consent HS/OA/07/00895 by the Ash Partnership January 2015;
12. The new access shall be in the position shown on the submitted plan number 4307/19-22/1 and laid out in accordance with details those submitted prior to occupation of the dwellings. All work shall be completed in accordance with the approved plans;
13. Prior to occupation of the approved dwellings, the new estate road shall be designed and constructed to a standard approved by the Local Planning Authority in accordance with ESCC standards with a view to its subsequent adoption;
14. Prior to the commencement of development a desktop study for the presence of contaminants, methane and carbon dioxide in soil shall be undertaken and the results submitted to and approved in writing by the Local Planning Authority;

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If the desktop study indicates that there may be contaminants, methane and carbon dioxide present in soil:

- i) A detailed site investigation for the presence of contaminants, methane and carbon dioxide in soil shall be submitted to and approved by the Local Planning Authority prior to the commencement of construction works on site. Details of the investigation shall be approved by the Local Planning Authority prior to investigative works commencing;**

Such investigation and assessment should be carried out by suitably qualified personnel in accordance with current Government, Environment Agency and British Standard Guidance. Should any significant risks be identified by such an investigation, a remediation scheme including suitable monitoring and verification methodologies shall be agreed in writing by the Local Planning Authority;

- ii) The remediation scheme, as agreed by the Local Planning Authority, shall be fully implemented before the development is first occupied. Any variation to the scheme shall be agreed in writing with the Local Planning Authority in advance of works being undertaken. The remediation scheme is to include considerations and proposals to deal with situations where, during works on site, contamination is encountered which has not previously been identified. Any further contamination shall be fully assessed and an appropriate remediation scheme submitted to the Local Planning Authority for written approval. On completion of the works the developer shall provide written confirmation that all works were completed in accordance with the agreed details.**

- 15. During any form of earthworks and/or excavations that are carried out as part of the development, suitable vehicle wheel washing equipment should be provided within the site, to the approval of the Planning Authority, to prevent contamination and damage to the adjacent roads; and**
- 16. The development shall not be occupied until parking areas have been provided in accordance with the approved plans and the areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles.**

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;**

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- 4. In the interests of the visual amenity of the area;**
- 5. To ensure that no property is occupied until adequate access and drainage facilities have been provided;**
- 6. To ensure a satisfactory standard of development;**
- 7. To ensure a satisfactory standard of development;**
- 8. To ensure a satisfactory standard of development;**
- 9. To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with the National Planning Policy Framework;**
- 10. In the interests of the health of the trees and to protect the visual amenity;**
- 11. To protect features of recognised nature conservation importance;**
- 12. To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway;**
- 13. In the interest of public safety;**
- 14. To protect those redeveloping the site and any future occupants from potential landfill gases and soil contamination;**
- 15. In the interests of highway safety; and**
- 16. To ensure adequate parking for the development.**

Notes to the Applicant

- 1. Failure to comply with any condition imposed on this permission may result in enforcement action without further warning;**
- 2. Statement of positive engagement: In dealing with this application Hastings Borough Council has actively sought to work with the applicant in a positive and proactive manner, in accordance with paragraphs 186 and 187 of the National Planning Policy Framework;**
- 3. You are advised that the application site lies within the vicinity of low/intermediate/high pressure gas pipes. Please contact SGN Plant Protection Team on 0800 912 1722 for further advice; and**
- 4. Consideration should be given to the provision of a domestic sprinkler system.**

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139. PLANNING APPEALS & DELEGATED DECISIONS

The Planning Services Manager reported that two planning appeals had been dismissed. She also reported on the number of delegated decisions.

All matters had arisen between 10 October to 4 November 2016.

The report was noted.

A recording of this meeting is available to view via the following link:
<https://vimeo.com/193907844>

(The Chair declared the meeting closed at. 8.12 pm)