

**Report to:** PLANNING COMMITTEE

**Date:** 03 December 2014

**Report from:** Development Manager

**Application Address:** Bin Store Adjacent Castleham Business Centre (West), Stirling Road, St Leonards-on-sea, TN38 9NP

**Proposal:** Fitting a galvanised metal mesh roof over the existing bin store

**Application No:** HS/FA/14/00826

**Recommendation:** Grant Full Planning Permission

**Ward:** HOLLINGTON

**File No:** ST54001V

**Applicant:** Hastings Borough Council Aquila House  
Hastings East Sussex TN34 3UY

**Interest:** Owner

**Existing Use:** Bin Store

## **Policies**

Hastings Local Plan 2004: DG1

Conservation Area: No

National Planning Policy Framework: Section 7

Hastings Planning Strategy: FA1, SC1

Hastings Local Plan, Development Management Plan, Revised

Proposed Submission Version: DM1, DM3

## **Public Consultation**

Adj. Properties: Yes

Advertisement: No

Letters of Objection: 1

Petitions Received: 0

**Application Status:** Not delegated - Council application with 1 objection

## **Summary**

This is a full planning application seeking permission to install a mesh roof on an existing bin store. The bin store is adjacent to Castleham Business Centre (west) and the premises are owned by Hastings Borough Council. The additional security is required following continued fly tipping.

The proposal is considered to be acceptable and it is recommended that planning permission be granted, subject to conditions.

## **The Site and its Location**

The bin store is adjacent to the south east corner of Castleham Business Centre (west), which is located on the Castleham Industrial Estate and is on the corner of Stirling Road and Maunsell Road. The bin store faces a footway to the north, Stirling Road to the east, an access road to the south and a parking area to the west.

To the east, beyond Stirling Road, is a car park and a row of terraced houses in Swynford Drive, which back onto the Industrial Estate.

## **Details of the Proposal and Other Background Information**

The bin store is of a brick finish, with double metal gates. The proposal is to fix a galvanised roof frame around the top of the brick walls and the gates, raising the height by 300mm. Galvanised mesh will be attached to the top and sides of the framework and two sections of 2 metre anti-climb rotating units will be fixed to the north west corner, adjacent to corner of the Business Centre building.

## **Previous Site History**

HS/FA/12/00878 New and replacement windows and doors to facilitate refurbishment of micro factory units  
Granted 10 December 2012

## **Details of Consultations**

There has been one objection from a nearby business following neighbour consultation.

Objections raised relate to the mesh roof providing a new accessible area for children and that the bin store provides a single area for fly tipping. It is suggested that the problem will be transferred to another area of the Industrial Estate. The matter of transferring fly tipping is not a planning consideration.

## **Planning Considerations**

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 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".

These proposals comply with the development plan in accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004.

The following Policies apply:

Hastings Local Plan 2004: Policy DG1 - Development Form,  
Development Management Plan Revised Proposed Submission Version: Policies DM1 - Design Principles and DM3 - General Amenity,  
Hastings Planning Strategy: Policies FA1 - Strategy Policy for Western Area and SC1 – Overall Strategy for Managing Change in a Sustainable Way.  
Section 7 - Requiring Good Design of the National Planning Policy Framework is also relevant.

## **Amenity of Nearby Residential Properties**

The residential properties in Swynford Drive, which back onto Castleham Industrial Estate, are approximately 26 metres away and it is considered they are of such a distance so as not to be affected by the proposed mesh roof.

## **Impact on the Area in General**

The design, scale and materials of the proposed mesh roof are considered to be in keeping with adjacent and nearby commercial buildings and with the character and appearance of the industrial estate. The mesh will prevent unauthorised fly tipping and the rotating anti-climb units will prevent unauthorised access onto the roof of the adjacent building. The increase in height of the bin store is minimal and it is not considered to be visually overly prominent or overbearing.

**Other considerations:** Given the height of the bin store, particularly with the raised mesh roof, it is unlikely to encourage unauthorised access.

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

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

Site Location Plan, BG/15/2/6B.

### **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.

### **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.

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**Officer to Contact**

Mrs C Boydell, Telephone 01424 783298

**Background Papers**

Application No: HS/FA/14/00826 including all letters and documents