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PLANNING COMMITTEE

4 APRIL 2018

Present: Councillors Street (Chair), Scott (Vice-Chair), Dowling, Roberts, Rogers, Webb, Beaver, Clarke and Bacon

19. APOLOGIES FOR ABSENCE

Apologies were received from Councillors Edwards and Wincott.

20. DECLARATIONS OF INTEREST

The following councillors declared their interests in the minutes as indicated:

Councillor	Minute	Interest
Beaver	5a – Land to the rear of 18 Hollington Park Road, St. Leonards on Sea	Personal Interest – Knows the resident of 4 Sycamore Close. The site is not visible from the property.

21. MINUTES OF PREVIOUS MEETING HELD ON 7 MARCH 2018

RESOLVED – that the minutes of the meeting held on 7th March 2018 be approved and signed by the Chair as a true record.

22. NOTIFICATION OF ANY ADDITIONAL URGENT ITEMS

None.

23. OTHER PLANNING APPLICATIONS

23.1 Land to the rear of, 18 Hollington Park Road, St Leonards on Sea

Proposal: Proposed demolition of existing domestic garage and erection of a three bed bungalow to the rear of 18 Hollington Park Road.

Application No: HS/FA/17/00884

Conservation Area: No

Listed Building: No

Public Consultation: 12 letters of objection received.

PLANNING COMMITTEE

4 APRIL 2018

The Planning Services Manager, Mrs Evans, presented this application for the proposed demolition of existing domestic garage and erection of a three bed bungalow to the rear of 18 Hollington Park Road, St. Leonards on Sea.

Councillor Roberts advised the officers report should state the neighbours' objections were listed in Section 7 of the report and not Section 6.

Members were informed of several updates to the report:-

- This item was deferred at the last committee meeting to allow further consultation on an amended plan proposing to widen the front section of the existing driveway to 4.5m for a length of 5m to provide a passing area to improve the vehicle access in accordance with ESCC Highways recommendations.
- ESCC Highways do not raise any objections to the proposed new access width.

Members were shown plans and photographs of the application site.

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

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:**
17.870/01C and 17.870/02
3. **The materials to be used in the construction of the external surfaces of the proposed dwelling shall be as indicated on the approved plans;**
4. **No development shall take place above ground until full details of all the existing and proposed boundary fences; walls; enclosures have been submitted to and approved in writing by the Local Planning Authority. All such boundary fences; walls; enclosures shall be erected before the building to which it relates is occupied;**
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 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**

PLANNING COMMITTEE

4 APRIL 2018

to be removed;

6. 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.

7. No development above ground shall take place until full details of the hard surfacing details have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to the occupation of any part of the development;

- 8 Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal/management, including suitable ground investigations to establish the infiltration rates and the depth of groundwater at the site, have been submitted to and approved in writing by the Local Planning Authority. The submitted drainage details shall include:

- Any soakage testing should be undertaken to the BRE365 methodology. These should be used to confirm the design of the proposed surface water drainage network.

1. If surface water is to be discharged to the public sewer then it should be limited to a rate agreed with Southern Water, and no more than the existing run-off rate, for all rainfall events including the 1 in 100 (plus climate change). Evidence of this, in the form of hydraulic calculations which take into account the connectivity of the drainage system should be provided;

2. A maintenance and management plan for the entire drainage system should be submitted to the Local Planning Authority before any construction commences on site. This plan should clearly state who will be responsible for managing all aspects of the surface water drainage system, including piped drains, and the appropriate authority should be satisfied with the submitted details. Evidence that these responsibility arrangements will remain in place throughout the lifetime of the development should be provided to the Local Planning Authority.

The development shall be carried out in accordance with the approved drainage details.

9. Notwithstanding the provisions of the The Town and Country Planning

PLANNING COMMITTEE

4 APRIL 2018

(General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extension to the property shall take place without the grant of an additional planning permission;

- 10. No development to be commenced on site until a Construction Management Plan setting out mitigation measures to protect against disruption caused during construction has been submitted to and approved in writing by the Local Planning Authority;**
- 11. The car parking spaces shown on the approved plan shall be provided prior to the occupation of the development hereby permitted and thereafter shall not be used for any purpose other than the parking of vehicles;**
- 12. Prior to the occupation of the building scaled drawings showing a reduction in the height of the entrance brick piers shall be submitted to and approved in writing by the Local Planning Authority and the works shall be carried out in accordance with the approved details prior to the occupation of the building and thereafter retained unless otherwise approved in writing by the Local Planning Authority;**
- 13. 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. 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.**

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.

- 14. All ecological measures and/or works, including site clearance, shall be carried out in accordance with the details contained in the **Preliminary Ecological Appraisal (ref: EA/56317)** prepared by The Mayhew Consultancy and dated August 2017 as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.**

PLANNING COMMITTEE

4 APRIL 2018

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. In the interests of the visual amenity of the area;**
- 4. To ensure a satisfactory standard of development and to safeguard the amenity of adjoining and future residents;**
- 5. In the interests of the health of the trees and the visual amenity of the area;**
- 6. To safeguard the amenity of adjoining residents;**
- 7. To ensure a satisfactory standard of development;**
- 8. To ensure that no property is occupied until adequate access and drainage facilities have been provided;**
- 9. To safeguard the amenity of adjoining residents;**
- 10. In the interests of vehicular and pedestrian safety and in the interests of the amenity of the neighbouring residential occupiers;**
- 11. To ensure an adequate level of off-street parking to serve the development;**
- 12. To ensure that a reasonable standard of access is provided in the interests of pedestrian and traffic safety;**
- 13. In the interests of the visual amenity; and**
- 14. To protect features of recognised nature conservation importance and to secure ecological enhancements.**

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;**

PLANNING COMMITTEE

4 APRIL 2018

3. **A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk”; and**
4. **A sprinkler system will need to be installed throughout the proposed dwelling to satisfy the requirements of Approved Document B5 and Section 35 of the East Sussex Act 1981.**

23.2 815-817 The Ridge, St. Leonards on Sea

Proposal:	Variation of condition 2 – (Approved plans) and condition 5 – (alignment of the parking area for plot 3 and 817A, and the spaces to the rear; turning space, and an additional parking space for visitors) of Planning Permission HS/FA/16/00790 – Amendments to internal layout & design changes.
Application No:	HS/FA/18/00062
Conservation Area:	No
Listed Building	No
Public Consultation	The applicant is a Council employee in a politically restricted post

The Planning Services Manager, Mrs Evans, presented this report on the variation of Planning Permission HS/FA/16/00790 for 4 detached 2-storey dwellings comprising 4 bedrooms in the curtilage of 815 and 817 The Ridge.

Mrs Evans explained that this application had been brought to the Planning Committee for determination because the applicant is a senior Council employee in a politically restricted post.

With planning permission having been approved in principle, this application proposed a number of alterations:

- Alterations to the road layout
- Inclusion of two visitors parking bays.
- Width of driveway increased to 4.5 metres
- Repositioning of driveway closer to side boundary with 817
- Widening of residential curtilage to the side of No. 815
- Relocation of communal refuse and recycling store

PLANNING COMMITTEE

4 APRIL 2018

Amendments to Plots 1-3

- 3 New windows in south facing elevations
- Enlargement of patio area at the rear of Plots 1-3

Amendments to 817A

- Increase in ridge height of 0.10 metres
- Increase in eaves height of 1.4 metres
- Alterations to front elevation resulting in double fronted property
- Alterations to roof design to more traditional pitched roof with hip-to-gable elements at the front and rear
- 2 larger openings and new door in east elevation
- Larger opening in west elevation
- Enlargement of parking area for No. 817A

Members were shown plans and photographs of the application site.

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

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

- 1. The development hereby permitted shall be begun within three years of the date of the original approval HS/FA/16/00790;**
- 2. The development hereby permitted shall be carried out in accordance with the following approved plans:**

5732/LBP, 5732/1/A, 5732/2 and 5732/3;
- 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. Prior to commencement of development full details of the materials to be used in the construction of the external surfaces of the dwellings hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details;**
- 5. The access shall be reconstructed with a minimum width of 4.5m for the first 10m and laid out and constructed in accordance with the attached HT407 form/diagram and all works undertaken shall be**

PLANNING COMMITTEE

4 APRIL 2018

executed and completed by the applicant to the satisfaction of the Local Planning Authority prior to occupation of the development hereby permitted;

- 6. The completed access shall have maximum gradients of 2.5% (1 in 40) from the channel line and 11% (1 in 9) thereafter;**
- 7. Prior to the commencement of development details of the proposed surface water drainage to prevent the discharge of surface water from the proposed site onto the public highway and, similarly, to prevent the discharge of surface water from the highway onto the site shall be submitted to the Local Planning Authority for approval in consultation with the Highway Authority;**
- 8. The development shall not be occupied until cycle parking areas have been provided in accordance with the approved plans or details which have been submitted to and approved in writing by the Planning Authority and the areas shall thereafter be retained for that use and shall not be used other than for the parking of cycles;**
- 9. The windows in the side elevations of the proposed dwellings shown serving bathrooms 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 1.8 metres from finished floor level;**
- 10. (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 then 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, and

(iii) No occupation of any of the dwellings or flats 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.
- 11. Prior to commencement of development a scheme for soft landscaping, which must 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 shall be submitted to and approved in writing by the Local Planning Authority. The 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**

PLANNING COMMITTEE

4 APRIL 2018

appropriate together with an implementation programme;

12. 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;
13. Prior to commencement of development full details of the hard landscape works shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details must include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials;
14. 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;
15. Before the development hereby approved is occupied, provision shall be made for the ability to connect to fibre based broadband;
16. Prior to commencement of development the measures outlined in the Preliminary Ecological Appraisal (The Mayhew Consultancy) dated October 2016 approved under HS/FA/16/00790 must be fully implemented, unless:
 - (i) the programme for such measures is otherwise specified within that document, in which case the works shall be carried out in accordance with the timescales contained therein or;
 - (ii) unless the measures contained within the Appraisal is otherwise first varied, by way of prior written approval from the Local Planning Authority.
17. Prior to commencement of development, permission must be obtained by Southern Water to connect to the public sewer. A copy of this permission from Southern Water shall be submitted to the Local Planning Authority prior to the commencement of 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.

PLANNING COMMITTEE

4 APRIL 2018

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. (Hastings Local Plan 2004 - Policy DG4);**
- 4. In the interests of the visual amenity of the area. (Hastings Local Plan 2004 - Policy DG1);**
- 5. In the interests of the safety of persons and vehicles entering and leaving the access and proceeding along the highway;**
- 6. To ensure the safety of persons and vehicles using the access and/or proceeding along the highway;**
- 7. In the interests of highway safety;**
- 8. In order that the development site is accessible by non-car modes and to meet the objectives of sustainable development;**
- 9. To protect the amenities of adjoining residential properties;**
- 10. To prevent increased risk of flooding;**
- 11. To ensure a satisfactory form of development in the interests of the visual amenity;**
- 12. To ensure a satisfactory form of development in the interests of the visual amenity;**
- 13. To ensure a satisfactory form of development in the interests of the visual amenity;**
- 14. To ensure a satisfactory form of development in the interests of the visual amenity;**
- 15. To ensure a satisfactory standard of development in accordance with Policy SC1 of the Hastings Planning Strategy 2014;**
- 16. To protect features of recognised nature conservation importance; and**
- 17. To support sustainable drainage methods proposed, and prevent increased risk of flooding.**

Notes to the Applicant

PLANNING COMMITTEE

4 APRIL 2018

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. Bins for collection from the dwellings hereby approved should be placed on the boundary of the highway (The Ridge);
4. The site is within a High Pressure Pipeline (Scotia Gas Networks) 2km buffer zone and guidance regarding any possible excavation works should be obtained through the relevant legislation under The Health and Safety Executive (HSE). For more information please contact the Plant Location Team at plantlocation@sgn.co.uk before works commence;
5. The applicant is advised that the smaller bedroom at first floor level in Plots 1, 2 and 3, does not meet the minimum floorspace requirements for a double bedroom, and should only provide one bedspace each; and
6. No development or tree planting shall be located within 3m either side of the centreline of the public sewer, and no soakaways shall be located within 5m of the sewer.

24. PLANNING APPEALS AND DELEGATED DECISIONS

The Planning Services Manager reported that three planning appeals had been received. No appeals had been allowed or dismissed. She also reported on the number of delegated decisions.

All matters had arisen between 26 February 2018 and 20 March 2018.

The report was noted.

(The Chair declared the meeting closed at. 6.09 pm)

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