

# Public Document Pack

## PLANNING COMMITTEE

15 AUGUST 2018

Present: Councillors Roberts (Chair), Davies (Vice-Chair), Cox, Edwards, O'Callaghan, Scott, Turner, Beaver and Marlow-Eastwood

### 45. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Bishop.

### 46. DECLARATIONS OF INTEREST

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

Councillor	Minute	Interest
Beaver and Scott	Harrow Lane Playing fields, Harrow Lane, St Leonards on Sea	Personal Interest – Member of East Sussex County Council

### 47. MINUTES OF PREVIOUS MEETING HELD ON 18 JULY 2018

**RESOLVED** – that the minutes of the meeting held on 18 July 2018 be approved and signed by the Chair as a true record.

### 48. NOTIFICATION OF ANY ADDITIONAL URGENT ITEMS

None.

### 51. OTHER PLANNING APPLICATIONS

### 52. HARROW LANE PLAYING FIELDS, HARROW LANE, ST. LEONARDS ON SEA

Proposal: Outline application,(seeking approval of Access) for the erection of 140 residential units (22 no. 4-bed, 61 no. 3-bed, 36 no. 2-bed, 21 no. 1-bed units) of which fifty six are 'affordable homes', public open space, access and landscaping

Application No: HS/OA/17/00901

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Conservation Area:	No
Listed Building	No
Public Consultation	22 letters of objection received

The Principal Planning Officer, presented this item, presented this outline application for provision of up to 140 residential dwellings with all matters, other than access, reserved at Harrow Lane Playing Fields, St Leonards-on-Sea.

Members were informed of several updates to the report:-

- 40% affordable housing provision defined as 25% (35 units) affordable rent and 15% (21 units) being shared ownership – to be included within the s106
- 1 additional objection on basis of loss of green amenity space, traffic impacts and lack of social infrastructure – covered in report.

The Principal Planning Officer, Mr Arthurs, explained that the committee would only discuss access, with all other matters being reserved. He stated that the site had previously been a playing field for football, but had been decommissioned since 2011. He advised members that the site had been allocated for residential development within the Local Plan. The designation for residential use and loss of the playing field was considered at the Local Plan Inquiry. He said that the application was accompanied by a detailed highway assessment and Highways considered that the application was acceptable. It was noted that there would be a retention of trees, adding to the ecological strength of the area, and through planting around the edge of the site. It was stated that the entrance to the site had a very strong entrance and gateway on to the site, with greenspace throughout it.

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

Councillor Scott proposed a motion to defer the decision whilst the officers sought clarity from East Sussex County Council on the consideration of a junction out of the site. This was seconded by Councillor Beaver.

**RESOLVED – by (7 votes for, 0 votes against with 2 abstentions) that:-**

application is deferred to seek clarification on the use of a mini roundabout at the entrance to the site or other options for access into the site. The application will be taken to the next available planning committee after clarification on these points is received.

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### 53. 80 QUEENS ROAD, HASTINGS

Proposal:	<b>Change of use of the property to a Micropub (A4) and stationing of chiller unit on rear flat roof</b>
Application No:	<b>HS/FA/18/00423</b>
Conservation Area:	No
Listed Building	No
Public Consultation	5 letters of objection received and 17 letters of support received.

The Planning Services Manager, Mrs Evans, presented this application for the Change of use of the property to a Micropub (A4) and stationing of chiller unit on rear flat roof at 80 Queens Road, Hastings.

The Planning Services Manager explained that whilst Environmental Health had not suggested a condition for soundproofing, such a condition had been added anyway, to make sure living conditions for neighbouring residential properties were not affected.

Councillor Scott raised concerns about the cumulative waste from used cigarettes on the street outside the property, and requested that an informative be added to require a place to dispose of cigarettes in the establishment be had.

Members were informed of several updates to the report:-

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

Councillor Judy Rogers, Ward Councillor for Castle ward spoke in support of the application and supported the recommendation to approve this application. She stated that Queens Road was an area that was depressed, but was making many changes recently, with the opening of many independent businesses. She noted that the establishment would be selling craft beers, and predicted to hold only a maximum of 50 people. She noted that this would lead to a good social hub for people in the area to go and enjoy a drink, and would add to Queens Road in a positive way, putting an unused property in to use.

Councillor Edwards proposed a motion to approve the application as set out in the resolution below and including the additional informative note in respect of disposal of cigarettes. This was seconded by Councillor Beaver.

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**RESOLVED – (Unanimously) that the application be approved subject to conditions and an additional informative note.**

**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:**

**Unnumbered Site Location Plan, Existing Floor Plan, Proposed Floor Plan and Proposed Roof Plan**

**3. The first floor shall not be used by any customers until details of the noise insulation to be fitted to the party walls has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the use of the first floor by any customers.**

**4. The premises shall not be open to customers, or food preparation undertaken, except between the following hours:-**

**Monday to Sunday and on Bank Holidays - 12pm to 11pm.**

**All clearing, cleaning and any other work associated with the approved use shall not be undertaken outside of the following hours: -**

**8am to 12pm Monday to Sunday and on Bank Holidays.**

**5. No more than 5 customers from the micro pub shall go outside onto the Queens Road pavement at any one time to smoke or vape in accordance with the email from the agent dated 3 August 2018.**

**6.**

**Reasons:**

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

**2. For the avoidance of doubt and in the interests of proper planning.**

**3. To safeguard the amenity of adjoining residents.**

**4. To safeguard the amenity of adjoining residents.**

**5. In the interest of protecting neighbouring residential amenity and**

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preventing any obstruction on the pavement.

### 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. The applicant is advised that a receptacle for cigarettes should be placed sensitively outside the premises, with the permission of the landowner.

### 55. PLANNING APPEALS AND DELEGATED DECISIONS

The Planning Services Manager reported that one planning appeal had been received and one had been dismissed. She also reported on the number of delegated decisions.

All matters had arisen between 9 July 2018 and 2 August 2018.

The report was noted.

(The Chair declared the meeting closed at 7:45pm)

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