

## PLANNING

3 APRIL 2019

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

### 113. APOLOGIES FOR ABSENCE

None

### 114. DECLARATIONS OF INTEREST

None

### 115. MINUTES OF PREVIOUS MEETING HELD ON 6TH MARCH 2019

**RESOLVED** – that the minutes of the meeting held on 6 March 2019 be approved by the Chair as a true record.

### 116. OTHER PLANNING APPLICATIONS

#### 116.1 39 Pevensey Road (Garden Flat) (HS/FA/18/01088)

<b>Proposal</b>	<b>Garden works to include retention of a 2.5 metre western red cedar tree screen, retention of associated timber frame structure and the reinstatement of an existing external door opening from garden flat. (Part retrospective)</b>
<b>Application No.</b>	<b>HS/FA/18/01088</b>
<b>Conservation area</b>	<b>YES - St. Leonards North Conservation Area</b>
<b>Listed building</b>	<b>NO</b>
<b>Public consultation</b>	<b>YES – 1 letter of objection and 9 letters of support</b>

The Principal Planning Officer, Ms Prior, presented the planning application for garden works to include retention of a 2.5 metre western red cedar tree screen, retention of associated timber frame structure and the reinstatement of an existing external door opening from garden flat.

The Principal Planning Officer clarified that the report refers to a timber fence and structure at differing points. However, for clarification it was noted that the development proposes a fence, with no roof or enclosure behind. It is however referred to as a structure due to the decking behind, and overall expanse of development, creating a structure like shape in the front garden. The Principal Planning Officer confirmed that this was a retrospective application. She stated that it was proposed for refusal given concerns regarding the impact on the Conservation

## PLANNING

3 APRIL 2019

Area. It was a prominent spot and the structure was dominant in the street scene due to its height and expanse.

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

Councillor Davies proposed a motion, seconded by Councillor Scott, to reject the application as set out in the resolution below.

**RESOLVED – (6 for, 1 against, 3 abstentions) that Planning Permission be refused for the following reasons:**

1. The proposal would cause substantial harm to the St Leonards North Conservation Area in terms of siting, scale, design and overall effect on the setting. It will be overly dominant in the street scene and therefore have a detrimental effect on the character and appearance of the area. Thus it fails to accord with the National Planning Policy Framework, including paragraph 130, and local policies set out in the Development Plan, including Policies HN1 and DM1 of the Development Management Plan.
2. The proposal fails to provide clear and convincing justification for the scheme and fails to sustain or enhance the Conservation Area, thus failing to satisfy paragraph 194 of the National Planning Policy Framework, and local policies within the Planning Strategy and Development Management Plan.

### Note to the Applicant

1. Statement of positive engagement: In dealing with this application Hastings Borough Council has actively sought to work with the applicant in a positive and proactive manner, in accordance with paragraph 38 of the National Planning Policy Framework.

### **117. 85-86 CASTLEHAM ROAD (HS/CD/19/00223)**

<b>Proposal</b>	<b>Discharge of condition 5 (Foul sewerage and surface water disposal) for planning permission HS/FA/18/00777</b>
<b>Application No.</b>	<b>HS/CD/19/00223</b>
<b>Conservation area</b>	<b>NO</b>
<b>Listed building</b>	<b>NO</b>
<b>Public consultation</b>	<b>NO</b>

The Principal Planning Officer, Ms Prior, presented the application for discharge of condition 5 (Foul sewerage and surface water disposal) for planning permission **HS/FA/18/00777**. She stated that ESCC SUD's Department and Southern Water had no objection to the discharge of condition.

Councillors were shown plans, photographs and drainage proposals of the application site.

## **PLANNING**

**3 APRIL 2019**

The Committee noted the proposed foul sewerage system for drainage of any detergent(s) and stated that that it hoped that ecologically friendly detergents were being used in operation of this site.

Councillor Roberts proposed a motion, seconded by Councillor Bishop, to grant the application as set out in the resolution below, with the inclusion of advice seeing the use of ecologically friendly detergents in the decision letter to be issued

**RESOLVED – (9 for, 1 abstention) that:**

Approve the discharge of Condition 5 of planning permission HS/FA/18/00777

### **118. PLANNING APPEALS AND DELEGATED DECISIONS**

The Principal Planning Officer, Ms Prior, informed the Committee that 7 planning appeals had been received and 3 appeals had been dismissed, withdrawn or allowed. Additionally, 18 appeals have been made valid in the last 3 months, Quarter 4, resulting in a significant increase in comparison to the previous quarters of 2019/20.

(The Chair declared the meeting closed at. 6.25 pm)