

**Report to:** PLANNING COMMITTEE  
**Date of Meeting:** 06 June 2019  
**Report from:** Assistant Director of Housing and Built Environment

**Application Address:** Land to the rear of 5-7 Combermere Road, St Leonards-on-sea, TN38 0RR  
**Proposal:** Erection of detached three storey house, including basement and formation of vehicular access onto Clinton Crescent.  
**Application No:** HS/FA/18/00825

**Recommendation:** Grant Full Planning Permission

**Ward:** GENSING 2018  
**Conservation Area:** Yes - Springfield Road  
**Listed Building:** No

**Applicant:** Mrs Pithouse per CLM Planning Limited 14 Magpie Close Bexhill on Sea East Sussex TN39 4EU

**Public Consultation**

**Site Notice:** Yes  
**Press Advertisement:** Yes - Conservation Area  
**Letters of Objection:** 20  
**Petitions of Objection Received:** 1  
**Letters of Support:** 0  
**Petitions of Support Received:** 0  
**Neutral comments received** 0

**Application Status:** Not delegated - Petition received

**1. Site and surrounding area**

The site comprises an area of rear garden of 7 Combermere Road. The proposed site entrance is located in Clinton Crescent, adjacent to no.2 Clinton Crescent. 7 Combermere Road is situated on the corner of Combermere Road and Clinton Crescent. The property is within the Springfield Road Conservation Area.

7 Combermere Road is a substantial four storey semi-detached property, built at the turn of 20th Century. The rear garden of no 7 is 25m in length, which is where the proposed dwelling is to be sited.

The garden space runs alongside 2 Clinton Crescent and the rear of 5 and 7 Combermere Road, and backing onto rear gardens of properties in Springfield Road.

### Constraints

Springfield Road Conservation Area  
SSSI Impact Risk Zone

## **2. Proposed development**

Erection of detached three bedroom, 3 storey house, including basement and formation of vehicular access onto Clinton Crescent.

The proposal includes bay windows to the front elevation and a cat slope roof to the east side elevation (longer on this side), with two obscured rooflights. The main entrance will be at ground level, although due to the sloping levels within the streetscene the entrance is at a lower level to that of the adjacent property at no 2 Clinton Crescent. Access will be created for a driveway and parking for two cars by installing timber sliding gates within the existing brick wall fronting Clinton Crescent.

### Materials

External wall: Brickwork to the external finish, with clay tile hanging to front elevation gables and bay windows.

Roof: Slate tiles.

Windows to be white aluminum. Doors to be timber.

Vehicular access and hard standing to be permeable block paving.

The application is supported by the following documents:

Arboricultural report dated July 2018

Preliminary Ecological Appraisal dated July 2018

Suds Report

Planning, Design, Access and Heritage Statement dated Nov 2018

### **Relevant planning history**

<b>Application No.</b>	HS/57/00511
<b>Description</b>	Formation of bathroom and conversion to two living units
<b>Decision</b>	Permission Without Conditions on 10/09/57

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<b>Application No.</b>	HS/FA/85/00630
<b>Description</b>	Formation of garages at ground floor level
<b>Decision</b>	Permission with conditions on 29/11/85

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<b>Application No.</b>	HS/FA/87/00338
<b>Description</b>	Erection of dwelling
<b>Decision</b>	Refused on 24/07/87

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<b>Application No.</b>	HS/OA/88/00313
<b>Description</b>	Erection of detached house with integral garage
<b>Decision</b>	Outline Application Refused on 20/06/88

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**Application No.** HS/FA/89/00146  
**Description** Conversion of dwelling to form 2 x 2 bed and 2 x 1 bed flats.  
**Decision** Permission with conditions on 31/07/89

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**Application No.** HS/FA/91/00346  
**Description** Conversion of dwelling to form one two bed & one three bed self-contained flats and other alterations  
**Decision** Permission with conditions on 17/12/91

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**Application No.** HS/FA/89/00270  
**Description** Erection of four garages  
**Decision** Permission with conditions on 01/04/92

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**Application No.** HS/FA/02/00146  
**Description** Installation of upvc windows into the rear elevation of flat 1, consisting of the lounge bay window & bedrooms  
**Decision** Permission with conditions on 03/05/02

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### **National and Local Policies**

#### Hastings Local Plan – Planning Strategy 2014

DS1 New Housing Development  
FA2 Strategic Policy for Central Area  
SC1 Overall Strategy for Managing Change in a Sustainable Way  
SC3 Promoting Sustainable and Green Design  
EN1 Built and Historic Environment  
H1 Housing Density  
H2 Housing Mix  
T3 Sustainable Transport

#### Hastings Local Plan – Development Management Plan 2015

LP1 Considering planning applications  
DM1 Design Principles  
DM3 General Amenity  
DM4 General Access  
DM5 Ground Conditions  
HN1 Development Affecting the Significance and Setting of Designated Heritage Assets (including Conservation Areas)  
HN2 Changing Doors, Windows and Roofs in Conservation Areas  
HN3 Demolition involving Heritage Assets  
HN4 Development affecting Heritage Assets with Archaeological and Historic Interest or Potential Interest  
HN8 Biodiversity and Green Space

#### Other policies/guidance

Sussex Air Quality and Emissions Mitigation Guidance 2013  
SPDs: Parking Provision in New Developments (2013)  
Department for Communities and Local Government – Technical housing standards – nationally described space standard (March 2015)

## National Planning Policy Framework (NPPF)

Paragraph 11 sets out a general presumption in favour of sustainable development and states that development proposals which accord with the Development Plan should be approved without delay.

Paragraph 12 of the NPPF states that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. Three dimensions of sustainability given in paragraph 8 are to be sought jointly: economic (by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation); social (providing housing, creating high quality environment with accessible local services); and environmental (contributing to, protecting and enhancing natural, built and historic environment) whilst paragraph 9 advises that plans and decisions need to take local circumstances into account, so they respond to the different opportunities for achieving sustainable development in different areas.

Section 12 of the NPPF sets out the requirement for good design in development. Paragraph 124 states: "The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."

Paragraph 127 of the NPPF requires that decisions should ensure developments:

- Function well;
- Add to the overall quality of the area for the lifetime of that development;
- Are visually attractive in terms of:
  - \* Layout
  - \* Architecture
  - \* Landscaping
- Are sympathetic to local character/history whilst not preventing change or innovation;
- Maintain a strong sense of place having regard to:
  - \* Building types
  - \* Materials
  - \* Arrangement of streets
- Optimise the potential of the site to accommodate an appropriate number and mix of development;
- Create safe places with a high standard of amenity for future and existing users

Paragraph 130 states permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way that it functions.

Paragraph 130 also seeks to ensure that the quality of an approved development is not materially diminished between permission and completion through changes to the permitted scheme.

### **3. Consultation comments**

Highways - **no objections subject to conditions 4,5, 6 & 7**. The trips generated by a new 3 bed dwelling would be small and would not have a severe impact on the local highway.

Conservation Officer - **no objection to the revised scheme subject to condition (10)**

The proposal is in character and is suited to a conservation area.

Ecology Officer - **no objections subject to condition (9)**

No protected species will be adversely impacted but provides a cautionary approach to safeguarding any protected reptile species that may be present in the back garden.

Arboricultural Officer - **no objections subject to conditions (11 & 12)**

Trees lost as consequence of development are all low grade trees, their loss can be mitigated through a robust planting scheme.

Waste - **no objection with note 6**

Southern water - **no objection with standard conditions 8(i), (ii), (iii) and note 3.**

East Sussex Flood Risk Assessment team - **no objection with conditions and in association with Southern Water.**

#### **4. Representations**

20 letters of objection have been received from 18 different properties, following the display of a site notice. These raise the following concerns:

- Insufficient space to accommodate a detached dwelling.
- Not in keeping with the streetscene and character of the Conservation Area.
- Loss of light to no 2 Clinton Crescent.
- Loss of on street parking

Petition signed by 30 people received. This raises the following concerns

- Insufficient space to accommodate a detached dwelling
- Not in keeping with the streetscene and character of the Conservation Area
- Loss of light to no 2 Clinton Crescent
- Loss of on street parking
- Removal of Victorian brick wall to accommodate vehicular access

#### **5. Determining issues**

The main considerations in determination of this application are land use, design, neighbour amenity, future living conditions, highways safety and parking, ecology and trees.

##### a) Principle

The site is in a sustainable location and the application is therefore in accordance with policy LP1 Hastings Local Plan - Development Management (2015) in this respect and acceptable in principle subject to other local plan policies.

## b) Layout

The proposed new dwelling comprises a three bed, three storey, detached property with parking to the front of the property for two cars. The new property is to be accessed from a new vehicular access from Clinton Crescent, by removing a section of the brick wall of the front boundary and installing timber sliding gates.

The ground floor consists of games/storage room, utility room and bedroom with en-suite

The 1st floor consists of Family/dining room, sitting room and kitchen

The 2nd floor consists of 2 bedroom, family bathroom and en-suite to bedroom 1

### **Internal Floor space:**

The Department for Communities and Local Government (DCLG) has produced Technical Guidance for Space Standards (TGSS) in order to achieve a good living standard for future users of proposed development. This document states that the minimum internal floor area for a 3 bedroom, three storey unit is 90-108m<sup>2</sup>. The floor area for the dwelling is calculated at 185.8m<sup>2</sup>. Having assessed the individual bedrooms, both meet the respective room sizes and are considered acceptable. As a result it is considered that the development would provide an acceptable level of internal living accommodation, in accordance with national space standards.

### **External Amenity Space:**

Point (g) of Policy DM3 of the Hastings Development Management Plan requires appropriate levels of private external space to be provided, especially for larger homes designed for family use (dwellings with two or more bedrooms). In respect of family dwellings the Council would therefore expect to see the provision of private garden space (normally at the rear), of at least 10 metres in length. The garden for the proposed dwelling ranges from (5 - 6.4m front garden) and a rear garden area of approx 12.9m in width and between 8.6-8.9m in length. Around the sides of property goes up to 22.5m in length from front to back. Adequate gardens space is therefore provided in accordance with Policy DM3.

## c) Impact on character and appearance of conservation area

The proposed dwelling house has been amended under drawing 1809/04D to be designed with a traditional form and appearance with brick to the main external walls and clay hung tiles to the front gable end and bays. Some contemporary features are included, such as a cat slope roof. The location has a varied character and the dwelling would complement the existing streetscene and character of the Conservation Area, with similar form and materials to the local vernacular. The cat slope roof softens the side elevation adjacent to no 7, removing a stark presence of a gable end forming a dominant feature within the streetscene.

The Conservation Officer raises no objection to the design which is in keeping with the Conservation Area and surrounding properties. Policy DM1 of the Hastings Development Management Plan is therefore complied with in that the proposal respects local character and will not detrimentally affect the streetscene.

## d) Loss of existing use

The National Planning Policy Framework excludes land in built-up areas such as private residential gardens from the definition of previously developed land, mainly because urban gardens require greater protection as the nature of its location indicates it as at more of a premium. Private gardens play an important role in providing good living standards and external amenity space in urban areas and redevelopment can reduce private outdoor amenity space.

The proposal would result in the loss of residential garden space for the residential property of 7 Combermere Road. Paragraph 70 of the NPPF states Local Planning Authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area. And paragraph 122 states that decisions should support development that makes efficient use of land, taking into account the desirability of maintaining an area's prevailing character and setting (including residential gardens).

#### e) Proposed residential use

Previous history on this site relates to two applications that were refused for a detached dwelling and garage, as listed above under HS/FA/87/00338 and HS/OA/88/00313.

The main reasons for refusal were insufficient space to accommodate a dwelling in keeping with the surrounding area and results in unsatisfactory form of development to be detrimental to the amenities. It should be noted that the previous refused proposal was slightly larger in foot print and positioned further back which would have resulted in insufficient amenity space. These reasons for refusal are considered to have been adequately addressed in this proposal as sufficient external space can be provided and there is adequate separation between properties to avoid a cramped appearance in the streetscene. The proposed dwelling has been designed to have a active frontage by removing the integral garage and introducing 2 parking spaces to the front. Although a section measuring 3.9m of the front wall is to be removed and sliding timber gates installed, this is a similar feature to a property opposite and is considered acceptable.

#### f) Impact on neighbouring residential amenities

Policy DM3 of Hastings Development Management Plan requires new development to avoid any adverse impact on the amenity of neighbouring properties. This proposal relates to the redevelopment of garden land and there are neighbouring residential gardens abutting the application site.

The principle amenity issue relates to the scale of the house, when considered in the context of the adjacent property at No 2 Clinton Crescent. The rear windows would afford views towards the long rear gardens of the properties fronting Springfield Road. As the rear section of the adjoining gardens are already overlooked by neighbouring first floor rear windows, it is not considered that the proposal would result in an unacceptable impact to neighbouring amenity that would warrant a reason for refusal.

#### Potential impact on 2 Clinton Crescent

There are a number of windows in the flank elevation of 2 Clifton Crescent, the majority of which are obscure glazed or smaller subservient windows of the house. The main building sits forward by approx 1.5m, however due to the projecting bay of no.2, this is not an unacceptable difference. The bays on both properties are in line with each other and the proposed dwelling will not cause adverse harm in terms of overshadowing or loss of light.

The only window proposed in the west side elevation of the new dwelling is a ground floor kitchen window, separated from No 2 by a 1.7m boundary wall and a distance of 3.5m. Therefore, this is not considered to impact upon the privacy of no 2. In addition, the proposed dwelling will sit at a slightly lower level than 2 Clinton Crescent.

The two rooflights proposed in the cat slope roof on the east side elevation are to be fixed and obscure glazed, limiting potential overlooking.. There is a 2m timber fence proposed on the west side elevation, with no ground floor windows proposed. This is considered sufficient to

protect the privacy of no's 5 and 7 Combermere Road.

Due to the boundary wall being 2m to the rear side of 2 Clinton Crescent, the rear terrace area will not be overlooking onto side elevation windows of 2 Clinton Crescent and not result in a loss of privacy.

#### g) Impact on Landscape and Ecology

The application site comprises a managed section of private garden with limited ecological value and, subject to provision of ecological enhancement in accordance with the NPPF, no objections are raised on ecology grounds. The applicant has submitted a Preliminary Ecology Appraisal Report by The Mayhew Consultancy Ltd (dated May 2018) which concludes that no additional surveys are considered to be necessary for this development and recommends appropriate mitigation measures and provides suggestions with regards to possible increase in biodiversity post development. The Environmental and Natural Resources Manager has raised no objection to this proposal subject to a condition and advisory note. Condition 9 and note 5

#### h) Trees

Six individual trees would be directly lost as a result of the scheme. The trees are not protected by a Tree Preservation Order but are within the Springfield conservation area.

Eleven individual trees have been classed as C Grade. BS5837 considers that C grade trees are of low quality with an estimated remaining life expectancy of at least 10 years.

One individual tree has been classed as U Grade. BS5837 considers that U grade trees are those in such a condition that they cannot be realistically retained in the context of the current land use for longer than 10 years.

Trees to be lost:

#### **T4 – Laurel, T5 – Thorn, T6 & T7 – Cypress, T8 & T9 – Apple**

These trees will either be beneath the footprint of the proposed new dwelling, or so close to it that they would be unlikely to survive the construction process.

These are all unexceptional C Grade trees providing little visual amenity outside the confines of the site. The Borough Arboriculturist has raised no objection subject to a soft landscaping condition and tree protection conditions 11 and 12. As such, their removal is considered acceptable within the context of the proposed development.

#### i) Highway safety/parking

Trips generated by the scheme will be small in number, and the Highways Authority are confident this increase can be accommodated in this location.

A new vehicular access will be created within the existing wall in Clinton Crescent. A section of the wall is to be removed, 3.9m, and a sliding gate will be installed.

The Highways Authority have raised no objection to the proposal subject to conditions 4; 5(i), (ii) (iii); 6 .

Two parking spaces have been proposed within the curtilage of the dwelling house. An integral garage was removed from the proposal after negotiations with the Planning Officer. This is on the basis that it is more likely that a garage would be used for other purposes and the tandem parking layout previously proposed may increase the likelihood of lower utilisation and over spill parking on-street. The Highways Authority have commented that the new plan without the garage is preferred and the required parking has been provided on site, there is no requirement for an on-street parking survey to be carried out.



Cycling store - No details of a cycling store have been submitted as part of the application. A condition will be added requesting a plan showing storage for 2 cycles. Condition 7

j) Refuse storage

Bin storage has been provided directly behind the sliding gates. Waste raise no objection to the proposal. An advisory note will be added to ensure bins are presented on the pavement on collection day. Note 6

k) Air Quality and Emissions

Having regard to guidance contained within 'Air Quality and Emission Mitigation' 2013 produced by Sussex Air Quality Partnership, the proposed development will not exceed statutory guidelines for airborne pollutants and Environmental Health Officers have no objection in this respect. No external lighting is proposed and residential amenities are not harmfully affected. The development will not give rise to ground or surface water pollutions, and the development is therefore in accordance with Policy DM6 of the Hastings Development Management Plan (2015).

l) Environmental Impact Assessment

The National Planning Practice Guidance (Paragraph: 017 Reference ID: 4-017-20170728) states that "Projects which are described in the first column of Schedule 2 but which do not exceed the relevant thresholds, or meet the criteria in the second column of the Schedule, or are not at least partly in a sensitive area, are not Schedule 2 development."

This development is not within a sensitive area as defined by Regulation 2 (1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 and does not exceed the thresholds of Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

## 6. Conclusion

For the reasons set out above the development is considered to be sustainable development. While there will be some loss of garden land, both No.7 Combermere and the proposed new dwelling would have good garden provision. There will be no unacceptable harm to neighbour amenity and there are no highway safety issues. The proposed parking arrangements meet the Highway Authority requirements, subject to conditions, and there are no ecology concerns. The proposed new dwelling will make efficient use of this currently under-used plot of garden land and will add a new family sized 3-bedroom dwelling built to modern standards to the Hastings housing stock and I recommend this proposal for approval, subject conditions.

These proposals comply with the Development Plan in accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004 which 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".

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

## 7. 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:  
  
1809/02, 1809/03, 1809/04 REV E and 1809/05
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. 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.
5.
  - i. No part of the development shall be occupied until such time as the vehicular access has been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.
  - ii. The access shall have maximum gradients of 4% (1 in 25) / 2.5% (1 in 40) from the channel line, or for the whole width of the footway/verge whichever is the greater and 11% (1 in 9) thereafter.
  - iii. No part of the development shall be occupied until provision has been made within the site in accordance with plans and details to be submitted to and approved by the Local Planning Authority, to prevent surface water draining onto the public highway.
6. No part of the development shall be occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. The area[s] shall thereafter be retained for that use and shall not be used other than for the parking of cycles.
7. (i) Construction of the development shall not commence until a detailed drainage layout showing 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, which should include evidence of agreement in principle from the asset owner/organisation

8. No development shall take place until the measures outlined in the submitted ecological statements and reports by Meyhew Consultancy dated 7 July 2018, 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), in which case the works shall be carried out in accordance with the timescales contained therein or;
- (ii) 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.

9. Samples and details of the materials to be used in the construction of the external surfaces of the proposed dwelling 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.

- Provision of samples of the roof covering. (ridges, hips, and tiles)
- Sample of Hung tiles to be used on the bays and gable ends.
- Details of all windows and doors on the building and the main gate to the site.
- Details of chimney pot
- Slate tile sample

10. 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.

11. 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 BS5837:2012: Trees in relation to design, demolition and construction, 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.
12. Prior to works above ground, 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 should be submitted and approved by the Local Planning Authority.
13. Before the development hereby approved is occupied provision shall be made for the ability to connect to fibre-based broadband.

**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 ensure an adequate level of off-street parking to serve the development.
5. In the interests of road safety
6. To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.
7. To prevent increased risk of flooding.
8. To ensure that the measures considered necessary as part of the ecological impact assessment are carried out as specified.
9. In the interests of the visual amenity of the area.
10. To ensure a satisfactory form of development in the interests of the visual amenity.
11. To ensure a satisfactory form of development in the interests of the visual amenity.
12. To ensure the development complies with Policy SC3 of the Hastings Local Plan: The Hastings Planning Strategy.

13. To ensure the development complies with Policy SC1 of the Hastings Local Plan: The Hastings Planning Strategy.

### **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 paragraph 38 of the National Planning Policy Framework.
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](http://www.southernwater.co.uk).
4. Consideration should be given to the provision of a domestic sprinkler system.
5. The applicant is advised that they must ensure the proposed works, hereby approved, do not contravene laws protecting wildlife including the Countryside and Wildlife Act 1981. Where the applicant is in doubt they should contact Natural England on [wildlife@naturalengland.org.uk](mailto:wildlife@naturalengland.org.uk) Telephone 020 802 61089 or Environment and Natural Resources on [parks@hastings.gov.uk](mailto:parks@hastings.gov.uk) Telephone 01424 451107 prior to commencement of any works.
6. The bins must be presented on the highway on scheduled collection days.

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### **Officer to Contact**

Mrs M Botting, Telephone 01424 783252

### **Background Papers**

Application No: HS/FA/18/00825 including all letters and documents