

# Public Document Pack

## PLANNING

23 JUNE 2021

Present: Councillors Roberts (Chair), Cox (Vice-Chair), Bacon, Beaver, Foster, Marlow-Eastwood, Roark, Scott, Sinden (substituting for Councillor Bishop) and Williams.

### **273. APOLOGIES FOR ABSENCE**

Apologies received from Councillor Bishop. Councillor Sinden was present as a substitute for Councillor Bishop.

### **274. DECLARATIONS OF INTEREST**

Councillor	Minute	Interest
All Committee members	277.1	Personal – Applicant is a Councillor and known to all members of the Committee
Scott	Any items relating to highways	Personal – East Sussex County Councillor
Beaver	Any items relating to highways	Personal – East Sussex County Councillor
Marlow-Eastwood	Any items relating to highways	Personal – East Sussex County Councillor

### **275. MINUTES OF PREVIOUS MEETING**

**RESOLVED** – that the minutes of the meeting held on 26th May 2021 be approved as a true record.

### **276. NOTIFICATION OF ANY ADDITIONAL URGENT ITEMS**

None.

### **277. PLANNING APPLICATIONS**

#### **277.1 Ground Floor Shop and Premises, 379 London Road (HS/FA/21/00388)**

Proposal	Variation of condition 2 (approved plans) of Planning Permission HS/FA/19/00220 (Change of use of existing lower ground floor from B1(Business) to one bedroom flat (C3) and erection of single storey rear extension) Amendment - Addition of a fenced off garden area and
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	amendment to windows.
Application No.	HS/FA/21/00388
Conservation Area	No
Listed Building	No
Public Consultation	Yes – Application by a serving Councillor

The Planning Services Manager presented the application for variation of condition 2 (approved plans) of Planning Permission HS/FA/19/00220 (Change of use of existing lower ground floor from B1(Business) to one bedroom flat (C3) and erection of single storey rear extension) Amendment - Addition of a fenced off garden area and amendment to windows.

The surrounding units are typically commercial on the ground floor with residential accommodation above. The Planning Services Manager explained that the Committee granted permission in 2019 for the conversion of the lower ground floor, then used a store for the office above, to a 1 bedroom flat. The permission included a single storey extension and 2 parking spaces to the rear.

The proposal is for the erection of a fence to the rear of the site to create a garden area for the flat. This would result in the loss of off-road parking, although parking spaces are available on Upper Clarence Road and the area is well served by public transport.

There is no harm to the neighbouring residential amenity, and as the garden area will improve the quality of the accommodation the application is recommended for approval.

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

In response to a question regarding damage to Upper Clarence Road the Planning Services Manager confirmed that the Council would not request before and after photos of the road as the volume of traffic expected in relation to this application is very small.

Councillor Beaver proposed approval of the recommendations, seconded by Councillor Roberts.

**RESOLVED (unanimously) that full 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 planning permission HS/FA/19/00220.
2. The development hereby permitted shall be carried out in accordance with the following approved plans:

00B, 01B, 02B.

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3. Prior to occupation, details of a secure storage unit for bins, to be installed in the position identified on drawing 00B, is to be submitted to and approved in writing by the Local Planning Authority. The bin stores shall then be installed on site prior to occupation and be retained thereafter for the use of residents.

4. 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.

5. The shower room window in the rear elevation 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 1.7 metres from finished floor level. The residential unit shall not be occupied until the obscure glass is installed, and once installed, the windows shall be permanently maintained in that condition.

### 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 ensure a satisfactory standard of development.
4. To safeguard the amenity of adjoining residents.
5. To safeguard the amenity of adjoining and future residents.

### Notes to the Applicant:

1. This planning permission has been issued as a variation to planning permission HS/FA/19/00220. The conditions listed above are copied from the previous permissions and may have already been discharged. If the conditions have been dealt with previously you will not be required to deal with those conditions again, unless matters associated with those conditions have changed. Any outstanding matters required by condition should be submitted to the Local Planning Authority as soon as possible.
2. Failure to comply with any condition imposed on this permission may result in enforcement action without further warning.

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3. 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.
4. The proposal may be a material change of use to which the Building Regulations 1991 apply and a building regulation submission may be necessary before the change of use takes place.
5. Consideration should be given to the provision of a domestic sprinkler system.

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

The Committee noted the report.

(The Chair closed the meeting at 6.10pm)