

Public Document Pack

PLANNING

21 JULY 2021

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

279. APOLOGIES FOR ABSENCE

Apologies received from Councillor Scott.

280. DECLARATIONS OF INTEREST

Councillor	Item	Interest
Cllr Webb	5a	Prejudicial – Chair of the Foreshore Trust Committee.
Cllr Beaver	All items	Personal – Councillor for ESCC in relation to highways.
Cllr Marlow-Eastwood	All items	Personal – Councillor for ESCC in relation to highways.
Cllr Marlow-Eastwood	5a	Personal – The Artist is an acquaintance.
Cllr Roark	5a	Personal – Close family friend and work colleague lives close to the proposed structure.
Cllr Roark	5c	Personal – member of the Museum Committee.

281. MINUTES OF PREVIOUS MEETING

Not circulated.

282. NOTIFICATION OF ANY ADDITIONAL URGENT ITEMS

None received.

283. PLANNING APPLICATIONS

283.1 Land opposite 101-109 Marina (HS/FA/21/00096)

Proposal	Installation of a sculpture comprising galvanised steel with polished stainless-steel concave shapes on a 1.5-ton base / foundation consisting
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	of a seabed sandstone block and a galvanised steel box structure filled with pebbles (amended description).
Application No	HS/FA/21/00096
Conservation Area	Yes - Grosvenor Gardens
Listed Building	No
Public Consultation	Yes – 15 objections, 29 in support and 1 neutral comment received

Councillor Webb withdrew from the Council Chamber during consideration of this item, having declared a prejudicial interest.

The Planning Services Manager presented the application for the installation of a sculpture comprising galvanised steel with polished stainless-steel concave shapes on a 1.5-ton base/foundation consisting of a seabed sandstone block and a galvanised steel box structure filled with pebbles (amended description).

Two additional objection letters were received from neighbours raising concerns about how the sculpture will weather, given its coastal location. Residents raised concerns that the sculpture if not maintained could become an eyesore. Following these concerns, an additional informative note (No.4) is proposed regarding maintenance of the structure.

Councillors were shown plans, elevations, artists impressions and photos of the location and design of the structure. The sculpture would stand in the green area, between the planting beds along the promenade. It would be situated 9m away from the street and 1.5m away from the pathway. It will be facing the sea. There are listed buildings on the opposite side of the road.

Councillors discussed the design, location, and maintenance of the sculpture. ESCC Highways haven't replied to the consultation request about the possible glare in the required timeframe. To mitigate the risk of the glare, the reflective part of the sculpture will be facing the sea. The structure is designed as maintenance-free with the galvanised steel element estimated to last for a minimum of 50 years. In case of vandalism, the sculpture can be removed for maintenance.

Councillor Beaver proposed approval of the recommendation with the additional informative note (No.4), seconded by Councillor Cox.

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 this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved plans:

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Site location plan, block plan (V3a), DR1 V3, DR2 V3, DR3 V3, DR4 V3, DR5 V3, DR6 V3, health & safety measures document and specification and design details document.

3. 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. If any plants within the planting beds either side of the sculpture die, are removed or become seriously damaged or diseased following completion of the development, these 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.

5. If the sculpture is removed from site at any point, the site shall be returned back to its original state prior to installation of the sculpture with the grass verge made good.

6. If any sign/information boards are proposed around the sculpture then full details shall be submitted to the Local Planning Authority for approval, prior to installation of such signs. These details shall include the siting, size, appearance, materials, finishes, method of fixing and any proposed illumination of the signs.

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 and future residents.

4. To ensure a satisfactory form of development in the interests of the visual amenity.

5. To ensure a satisfactory form of development in the interests of the visual amenity.

6. To ensure a satisfactory form of development in the interests of the visual amenity.

Notes to the Applicant:

1. Failure to comply with any condition imposed on this permission may result

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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. The development subject to this application falls within a highlighted proximity of a mains gas pipe which is considered a major hazard. The applicant/ agent/ developer is strongly advised to contact the pipeline operator PRIOR to ANY works being undertaken pursuant to the permission granted/ confirmed by this notice.

Address is:

Southern Gas Networks Plc

SGN Plant Location Team

95 Kilbirnie Street

Glasgow

G5 8JD

Tel: 01414 184093 OR 0845 0703497

Search online at:

www.linesearchbeforeyoudig.co.uk

SGN personnel will contact you accordingly.

4. The applicant is strongly advised to set up a maintenance schedule for inspection of the sculpture on a bi-annual basis, to ensure the sculpture is maintained in a condition that does not impair the visual amenity of the area.

283.2 62A Norman Road (HS/FA/20/00930)

Proposal	Formation of a roof terrace on existing flat roof at first floor level at the rear of the property.
Application No	HS/FA/20/00930
Conservation Area	Yes - St. Leonards East
Listed Building	No
Public Consultation	Yes - 6 objection letters received

Councillor Webb returned to the Council Chamber.

The Planning Services Manager presented the application for the formation of a roof terrace on the existing flat roof at the first floor level at the rear of the property. The site comprises a 3 storey Victorian property which had been subdivided into flats. The application relates to the first floor only. A roof terrace is already located at the second floor level which incorporates a clear glazing screen.

The councillors were shown plans, elevations, and photos of the application site. The proposal includes a privacy screen on the side as there is a balcony on the adjacent side. Neighbouring properties either side incorporate balconies at both

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first and second floor level. The proposed terrace is not considered to create a significant difference in the existing situation as there is a lot of mutual overlooking going on as the buildings are located quite close together. It is not considered that the proposal will harmfully affect the amenities of the neighbouring buildings and the character of the area.

Councillor Roberts proposed approval of the recommendation seconded by Councillor Beaver.

RESOLVED (unanimously) that the 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:

112020/01/01/E, 112020/01/02/E, 112020/01/03/D, 112020/02/02/F,
112020/02/03/E, 112020/03/01/D and 112020/03/02/F

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.

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.

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.

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3. Your attention is drawn to the requirements of the Party Wall etc. Act 1996.

283.3 Hastings Museum and Arts Gallery, Bohemia Road (HS/FA/20/00907)

Proposal	Installation of a further length of security fencing to the east boundary, to enclose the rear storage areas with the museum (including the removal of the existing fence panel and post in the area between the garage of the neighbour at No.12 Ellis Close and the existing security gate along the eastern boundary).
Application No	HS/FA/20/00907
Conservation Area	No
Listed Building	No
Public Consultation	Yes – 1 objection letter; Council application on Council owned land.

The Planning Services Manager presented the application for the Installation of a further length of security fencing to the east boundary, to enclose the rear storage areas with the museum (including the removal of the existing fence panel and post in the area between the garage of the neighbour at No.12 Ellis Close and the existing security gate along the eastern boundary).

The councillors were shown location plans, photographs of the site, and elevations showing existing and proposed. The existing security fence is made of wire mesh which has low visual impact. The proposed extension will be of similar height and materials. The aim is to provide additional security which is needed for the museum. No harm is considered to arise to neighbouring amenity or the character of the area.

Councillor Beaver proposed approval of the recommendation, seconded by Councillor Marlow-Eastwood.

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 this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved plans:

BT/M2/5/1, BT/M2/5/2, BT/M2/5/3B, BT/M2/5/4, BT/M2/5/5A, BT/M2/5/6, BT/M2/5/7, BT/M2/5/8, BT/M2/5/8, BT/M2/5/9 and BT/M2/5/10

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3. 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.

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 and future residents.

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.

284. PLANNING APPEALS AND DELEGATED DECISIONS

The Committee noted the report.

(The Chair closed the meeting at 18.38 PM)

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