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Town and Country Planning Act and Compulsory Purchase Act 2004

JG Bayle Planning Office
Hastings. Bayle Council
Aquila House
Beeds Place

09/482
KP
P.

HASTINGS BOROUGH COUNCIL

29 SEP 2009

AQUILA HOUSE

11 Tickfost Close
Hastings
East Sussex TN35 52Q

(01424) 717736

24th September 2009

Hastings. East Sussex, TN34 3UY.

Dear Sir / Madam.

FULL APPLICATION.

Planning Application HS/FA/09/00482 2 Av. Ley Road St Leonards-on-Sea
Conversion of hotel buildings to create 27 dwellly units. Demolition of exisiting buildings
and erection of 136 Residential Units. Overall provision 47 n° 1 Bed flats 74 n°

2 Bed Flats, 11 3 Bed flats, 10 n° 3 Bed Townhouses & 21 n° 4 Bed Town Houses :-

Block A. 7 storey. Block B. 5 Storeys and remainder between 3 and 4 storeys.

A Total of 163 Dwellings: 132 n° Flats (79%) 31 n° Town Houses (21%)

I object to the proposed development for the following PLANNING REASONS :-

1. This is a Major and Ambitious Application with NO FULL PREAPPLICATION PUBLIC CONSULTATION - See HBC's Statement of Community Involvement.
2. The site area is 2.21 Hectares for 163 dwellings - is 74 dwellings per hectare (when the National Average is 40 d p h) and is a large overdevelopment.
3. The site is in St Leonards West Conservation Area which is adjacent to Burton St Leonards Conservation Area, both of which are sensitive planning areas and the proposed development is totally inappropriate.
4. The application is CONTRARY to the Local Plan (Adopted April 2004) as follows :-
 - (a) Policy DQ1. Development Form. (b) Sympathy with the appearance and character of the area, scale, massing, design, appearance etc in relation to existing building spaces and views and (d) (f) (g).
 - (b) DQ3 Sunlight, Daylight (c) DQ7. High or Visually Prominent Building.
 - (d) DQ8. Protection of Views
 - (e) DQ11. Gardens. Planning permission will not be granted for dwellings for family use unless private amenity space is provided. (Note Two between flats are family dwellings.)
 - (f) DQ13. Provision of children play space: to be provided for development exceeding 25 units.
 - (g) DQ25. Development Infrastructure - capital works. D27 Drains.
5. Policy H6. Social Rental Housing: the amount required should be provided on this site.
6. Policy C1 Development within Conservation Areas a-f includes
7. NC9. Information to accompany Planning Applications - orientation, artefacts ground investigation etc.

(k) Policy C3. Development involving Listed Buildings.

5. A large model of the development to be provided.
6. Photomontage should be produced to show clearly the effect of the development.
7. A full report is required from H.B.C. Conservation officers and other consultants.
8. JCE scheme should be forwarded to C.A.B.E. for their views.
9. JCE number of conditions on the application should be kept to a minimum. It is known that Hasty Byls Council conditions are not legally enforceable.
10. Page 167 Local Plan Historic Environment.

"The Council is committed to using its Planning Powers to preserve and enhance the town's unique architectural heritage"

The application is overdone, unsuitable for the area and should be firmly rejected

Hasty already has the large number of flats, double the national average, it is well known flats are not selling and a further 132 flats will be unworkable in Hasty.

Yours faithfully

A.ingleton.

(MR. A.INGLETON)

Petition attached.

cc Cllr Charbonnet.

Cllr Wait.

Petition for the refusal of Planning Application No: HS/FA/09/00482
 Hastings College of Arts, Technology, ~~2 Akeley Road~~ St Leonard on Sea
 Conversion of listed building to create 27 residential units and erection of
 136 Residential Units etc. (Full Application.)

1. It is a Major and Continuous Application with NO Full Pre Application PUBLIC CONSULTATION - See H.B.C. Statement of Community Involvement
2. 163 Units on a 2.21 Hectare site in T4 dpc. a HUGE overdevelopment.
3. There are 21 Rows and 132 flats some of them range from 3 storeys to 7 storeys.
4. The application is in a CONSERVATION AREA
5. Contrary to the Local Plan 2001 2003 2007 2011 2013 2025 Policy C1.
6. As Mr Ingleton writes.

Date	Name (Print)	Address	Signature
24/09/09	MR A INGLETON	11 TICEHURST CLOSE	A Ingleton
24/09/09	MRS D HEMSLEY	82 GREVILLE ROAD ORE.	D Hemsley
24/9/09	MRS D HEMSLEY	82 GREVILLE ROAD ORE	Dawn Hemsley
24/09/09	E. FULTON	42 UPPER BROOM GROVE RD	Gill Fulton
24/9/09	J AVERY	44 FELLOWS RD	J Avery
24/9/09	T. TURNER	9 Hurvell Road	T Turner
24/9/09	E. Wickham	77 Brendon Rise	E. Wickham
24/9/09	S ROLFE	9 Chalkem Drive	S Rolfe
25.9.09	JEAN BRADBURY	71 Churchill Ct. TN38 9DG	Jean Bradbury
x 24/09/09	B.V. O'Reilly	11 Ticehurst Close TN35 5QQ	B.V. O'Reilly

PETITION CONTACT MR. A. INGLETON 11 TICEHURST CLOSE HASTINGS E SUSSEX
 TEL No (01424) 717736 TN35 5QQ