

Previous Site History

Permission was granted on appeal for the use of the ground floor of 148 Victoria Avenue (to the south of the main building), as storage with the first floor remaining residential Ref. HS/FA/80/208.

Details of Consultation

The Borough Engineer and Surveyor raised no objections to the proposal. The Borough Environmental Health Officer raised no objections to the change of use of the existing building, but would wish to resist the use of the rear garden for storage because of the likely disturbance to occupiers of the residential properties surrounding the site.

As a result of the public consultation undertaken 11 letters of objection and two petitions with a total of 34 signatories have been received. The objections relate mainly to increased noise and disturbance from the expansion of the business. Letters of support from the applicant plus some from local residents, are submitted.

Conclusion

The present operation of the business does lead to noise and disturbance to the occupiers of premises in Coghurst Road, however, the main building fronting Coghurst Road has no openings to the rear so little disturbance is experienced by the properties to the rear, and the activity centres on Coghurst Road itself. By using the rear garden area of 6 Coghurst Road for storage, the commercial use would be intruding into an otherwise relatively quiet area of residential gardens. Some reduction in congestion in Coghurst Road itself may occur from the loading area but this would be likely to be outweighed by the increased noise and disturbance experienced by the occupiers of residential properties to the rear. Furthermore, the increase in commercial activity anticipated would be likely to add to the existing conflict between the business use and the residential properties surrounding the site, the introduction of an off-street unloading area would do little to alleviate this.

Accordingly I propose that consent be refused."

A spokesman for the petitioners and the applicants' representative were both present and each addressed the Committee.

RECOMMENDED - That planning permission be REFUSED for the following Reasons:

- (1) The proposed use of the garden area of No. 6 Coghurst Road for storage would result in the intrusion of a commercial activity into an area of residential gardens, and would lead to increased noise and disturbance in the area generally and to the occupiers of residential properties at the rear in particular, and would be severely detrimental to the amenities of the occupiers of these properties, contrary to policy 10.61 of the Hastings Borough District Plan.
- (2) The commercial use of the house at No. 6 Coghurst Road would result in the loss of good quality residential accommodation and would lead to an intensification of a commercial use in a residential area to the detriment of the amenities of the existing dwellings contrary to Policies 6.32 and 10.61 of the Hastings Borough District Plan.

356 . FORMER ST. LEONARDS C.E. SCHOOL, MERCATORIA - CHANGE OF USE TO A MOSQUE AND ISLAMIC CENTRE .

Application No.	HS/FA/85/673
Existing Use:	Vacant School Building
Town Map Allocation	Residential Use
Draft District Plan	No conflict
County Structure Plan:	No conflict

The Borough Planner reported as follows upon this application:-

Site Description

The site of this application comprises the former St. Leonards Church of England Primary School at the northern end of Mercatoria, at its junction with Stanhope Place.

The building, erected in the 1840s, is two storeys in height, with a gable end facing Mercatoria and forms an important visual "stop" to Stanhope Place. It is not a building listed as of Architectural or Historic Interest, but does form part of a coherent group of buildings.

Attached to the building, to the rear, is a small open, former playground area.

Details of Development.

The application, submitted by the East Sussex Islamic Association, proposes the use of the building as a Mosque and Islamic Centre and certain details are as follows:

- 1. The building will normally be used from early morning till late evening every day but only a few people will be attending the five prayer meetings a day.
- 2/3. The use of the building will include prayers as stated above and in addition each friday at midday about 60 - 70 people will gather regularly. There will be education for children and adults on some evenings and religious discussions and meetings of the Majlis-e-Shoora (council) from time to time.
- 4. There are not car parking proposals at the present time but there maybe in the future, which you will be notified of.
- 5. There maybe a caretaker, Imam in the building.

The applicants have indicated that they may wish, if the change of use permission is granted, to undertake some alterations to the building.

Details of Consultation

The Borough Engineer and Surveyor has raised no objections to the proposal, whilst the Borough Environmental Health Officer has raised detailed matters relating to the Regulations for which his department is responsible and which are contained within the terms of my recommendation.

As a result of the public consultation on the application I have received 19 letters of objection and comment. I have also received a petition.

Conclusion

The use of this building for any form of community or other public use will almost inevitably mean that visitors will, to some extent, be car-borne, but I take the view that due to the lack of parking facilities either on-street or off-street the people using the premises will not, in fact, try to park adjacent to the site, but will leave their cars elsewhere.

The building itself is suitable for the use proposed, and I am satisfied that the fears expressed by the residents in the area relating to noise and disturbance are, to a large extent, unjustified.

I can therefore see no legitimate planning reason to refuse the application and so propose that consent be given".

A spokesman for the petitioners and the applicant's representative were both present and each addressed the Committee.

RECOMMENDED - That full planning permission BE GRANTED subject to the following Conditions:-

- (1) Standard Condition No. 1.
 (2) The use hereby permitted shall be undertaken so as to cause no annoyance to the adjoining residents by reason of noise and in particular no call to prayer shall be audible outside the premises.

Reasons:-

- (1) Standard Reason No. 1.
 (2) In the interests of the amenities of the adjoining residents.

Notes to the Applicant

- (1) Any proposed alterations to the external appearance of the building will require formal planning permission.
 (2) You are advised to contact the Borough Environmental Health Officer with regard to compliance with regulations relating to all forms of hygiene arrangements within the building.

357 . LAND AT ORE PLACE, ELPHINSTONE ROAD - ERECTION OF 22 DETACHED HOUSES AND GARAGES AND ASSOCIATED ESTATE ROAD.

Application No:	HS/ OA/ 85/ 613
Existing Use:	Vacant Land
Town Map Allocation:	War Department Record Office
Draft District Plan:	Identified Residential Site - Policy 6.19A
County Structure Plan:	No Conflict

The Borough Planner reported as follows upon this application:-

Site Description

The site which is the subject of this application is essentially an open field, used for grazing, within the grounds of Ore Place.

The vehicular access to the site is by way of the existing entrance to Ore Place which itself leads to De Chardin Drive and Elphinstone Road.

The site's western boundary is well-treed although the trees themselves are not within the site but do overhang it. The trees are the subject of Tree Preservation Order No. 86.

The southern boundary of the site abuts the properties in Friars Way, whilst the eastern boundary with Elphinstone Road is formed by a substantial hedge, bank, and small retaining wall. This hedge forms an important element in the landscape of the area although it is not, and cannot be made the subject of any form of Preservation Order.

The site itself slopes steeply from north to south towards Elphinstone Road at approximately 1 in 5 overall.

Details of Development

The application, submitted in outline, proposes the erection of 22 detached houses and garages and is supported by a sketch plan which indicates an access road in the centre and houses on either side of it. The road would enter from De Chardin Drive and incorporate a reformed access to Ore Place.