

SDNPA Planning Committee 14 March 2013: Update Sheet

Agenda Item	Page No	Paragraph	Update	Source/Reason
6 & 7			Applications SDNP/12/02704/FUL & SDNP/13/00423/FUL (agenda items 6 and 7) have been deferred from the 14 March Planning Committee agenda to allow officers and third parties time to absorb further additional information that has been submitted, in view of concerns expressed by third parties relating to the publicity period.	Update
8			Application SDNP/12/01557/FUL (agenda item 8) has been deferred from the 14 March Planning Committee agenda to allow Lewes Town Council additional time to consider the proposals	Update
9			<p>A letter has been received from the applicant responding to the objections received as follows:</p> <ul style="list-style-type: none"> The proposal includes planting a new attractive hedgerow which would hide the fence. The fence would appear lower when viewed from the road (by approximately 30cm) because the property's garden is on a lower ground level. The issue of precedent is inaccurate given examples of other fencing in the area. Eg a 2m fence approximately 55m long on the western side of Smugglers Close (approximately 50m from the site); a 1.5m long 2m high fence along a public footpath to the rear of properties on Smugglers Close; a 1.7m high fence 30m long at a property on the corner of Kings Ride and Deans Road which is set back less than 2m from the road. 	Further information.
9	57	10.1	<p>Amend conditions as follows:</p> <ol style="list-style-type: none"> The development hereby permitted shall be begun before the expiration of three years from the date of this permission. Reason: To comply with the provisions of Section 91(1) of the Town and Country Planning Act 1990 (as amended). The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application". Reason: For the avoidance of doubt and in the interests of proper planning. No development shall commence until details of the external appearance of the fence and the colour of the preservative have been submitted to and approved by the SDNPA in writing. The development shall 	Update.

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			<p>be undertaken in accordance with the approved details.</p> <p>Reason: To ensure that the character and appearance of the area is maintained to comply with policies EN27 of the Wealden District Local Plan 1998, Policy BE1 of the non statutory Wealden District Local Plan 2005, Policy SPO13 of the Core Strategy Local Plan 2013 and the NPPF.</p> <p>4. The fence shall not be erected until details of the new hedgerow planting have been submitted to and approved by the SDNPA in writing. These details shall include a schedule listing the species, sizes, numbers and spacing of the planting that will form the hedgerow and a scheme for maintenance for a minimum period of 5 years.</p> <p>Reason: To ensure the character and appearance of the area is maintained to comply with policy EN27 of the Wealden District Local Plan 1998, policy BE1 of the non statutory Local Plan 2005, policy SP013 of the Core Strategy Local Plan 2013 and the NPPF.</p> <p>5. The planting for the hedgerow shall be undertaken in the next planting season following the erection of the fence and any plants which die, are removed or become seriously damaged or diseased within the first five years after being planted shall be replaced in with others of a similar size and species.</p> <p>Reason: To ensure the character and appearance of the area is maintained to comply with policy EN27 of the Wealden District Local Plan 1998, policy BE1 of the non statutory Local Plan 2005, policy SP013 of the Core Strategy Local Plan 2013 and the NPPF.</p>	
10	61	2.1	<p>WD/1987/2188/F and WD/1987/2189 planning permission and Listed Building Consent for demolish garage, new garage, car port, lobby and cloak room permitted 27.10.87</p> <p>WD/1990/1159/F and WD/1990/1160/LB planning permission and Listed Building Consent for extension permitted 17.08.90</p> <p>WD/1991/1762/F and WD/191/1763/LB planning permission and Listed Building Consent for extension to garden wall permitted 17.07.91</p> <p>WD/1994/0322/F and WD/1994/0323/LB planning permission and Listed Building Consent for rear extension permitted 27/04/1994</p> <p>WD/1995/1624/LB replace lintel LBC granted 14.0.95</p>	omission
	61	5.2	Parish Council comments set out in para 1.1	clarification
	61	6	<p>1 letter of objection raising the following issues:</p> <ul style="list-style-type: none"> • Milton Cottage is attached to Butts Cottage • This row was built as 4 cottages – No 8,9,10 and 11 in 1650 • They were rescued from demolition in early 1950 and restored and occupied as single cottages until approx early 1970 when they were divided into two dwellings 	omission

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			<ul style="list-style-type: none"> • No 8, 9 and half 10 into Milton Cottage and the other half of 10 and 11 into Butts Cottage. The front door of 10 is this disputed planning application which is a false door • Both cottages have had extensions Butts in the 1970s; Milton in 1990/91 • This is a unique row of cottages and is listed • There should be no alteration as they are of historic record and interest • The door is only seen from outside as it blocked on the inside • There is no reason this should be taken away as it can easily be repaired 	
11	82	10.1	<p>Correct conditions-amended text in bold.</p> <p>Reptile mitigation</p> <p>6. Prior to the commencement of development or any preparatory works on-site and following a reptile survey undertaken at suitable times of the year and demonstrably following best practice guidelines a detailed mitigation and translocation plan shall be submitted to and approved by the South Downs National Park Authority. Full details of the receptor site will be included in the mitigation and translocation plan. Mitigation and translocation shall then be implemented in accordance with the approved details and timing of the works, unless otherwise approved in writing by the South Downs National Park Authority.</p> <p>Site surface water drainage.</p> <p>8. The proposed site perimeter infiltration trench/filter strip and settlement pond shown on drawing 3752/105Rev B shall be fully implemented in full to each part of the site before any filling operations take place in that part of the site, or as tipping takes place within each phase to ensure that there is no increase in surface water run off from the site, unless an alternative effective scheme has been submitted and approved in writing by the South Downs National Park Authority in consultation with the Environment Agency.</p> <p>Site preparation</p> <p>9. Before any waste materials are imported to the site under the terms of this planning permission the existing deposited materials used to buttress the chalk faces shall be reduced in height by up to 1.7m at their highest point so that the final surface profiles of material, shown on plan 3752/106 Rev B, can be incorporated into the surface finishes as part of the site restoration arrangements.</p>	correction
	86	10.1	<p>Site stockpiles</p> <p>29. There shall be no stockpiling of materials other than chalk, clay and soils needed to complete phase three in accordance with a scheme approved by the South Downs National Park Authority.</p>	correction
	87	10.1	<p>Add geological access condition referred to in paragraph 8.45 of the report.</p> <p>Geological investigation</p>	addition

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			<p>34 The landowner shall allow access to the site, at all reasonable times following prior notification, to any Geologist or Geological student for the sole purpose of inspecting and recording items of interest and finds within the remaining chalk quarry faces at the site, throughout that part of the development when a chalk face remains visible.</p> <p>Reason To enable the Regionally Important Geological and Geomorphological Site to be observed and items of interest and finds recorded in accordance with Policy DC 5 of the Horsham District Local Development Plan and Para 117 of the National Planning Policy Framework.</p>	
14	112	Recommendation	<p>Revised recommendation: 2) Note proposed boundary amendments to the Petworth Conservation Area as shown on the proposal map, attached as Appendix 2.</p>	correction