

SDNPA Planning Committee 19 January 2017 Update Sheet

Agenda Item	Page No	Para	Update	Source/ Reason
7	10	4.1	<p>In addition to comments already reported, the Parish Council draw attention to several bright and shiny chimneys which have appeared on Monks Walk. The Parish Council wish to add the adverse intrusion of these chimneys to this special site. to the reasons for objecting to the applications.</p> <p><u>Officer Comments</u></p> <p>The submitted plans show three flues being installed in Monks Walk and a recommended condition to be attached to the listed building consent requires details of the flue to be submitted and approved by the LPA. IT would appear from the Parish Council observations that flues may have been installed prior to any consent being granted. The Authority can require removal of the flues should their detailing be found to be unacceptable pursuant to the recommended condition.</p>	Update
7	11	4.3	<p><u>Landscape Officer Comments</u></p> <p>The agenda report summarises comments received from the Landscape Officer following receipt of the amended landscape masterplan. These however were submitted as a “Holding objection subject to altered layout”. The concerns of the landscape officer are summarised on the agenda report and relate to:-</p> <ul style="list-style-type: none"> • Suggestion that converting Monks Walk to two units would reduce parking spaces and improve the design of curtilage arrangements. • Risk of damage to church yard trees. • Suggestion that brick and flint wall across the yard at the end of the garages and around Monks Walk is preferable to the proposed use of a post and rail fence. • Yew, beech or hornbeam instant hedge should be used where boundaries are to be hedging. • No entrance is shown to the building or the garden Monks Walk south on the landscape masterplan. • Suggest wider threshold area is demarcated in granite setts along the eastern edge of the proposed garages property. <p><u>Officer Comments</u></p> <p>The holding objection is noted, but the comments do not take into account that aspects of the current scheme include elements which were not objected to when the previous application was considered. These relate to the conversion of Monks walk into three units and the use of post and rail fences. The recommendation includes conditions requiring boundary treatments and hard and soft landscaping details to be submitted and approved prior to the commencement of development.</p>	Clarification
7	12	4.6	Additional comments received from the Ecologist:-	Update

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			<ul style="list-style-type: none"> It is unclear as to whether refuse vehicle will access the site or not. This should be confirmed by the applicant. And should accord to Manual for Streets. <p><u>Officer Comments</u></p> <p>The comments of the Highways Authority are noted. It is important to consider the starting point from which the use of the southern access must be considered. At present there is an extant permission for the use of the Tithe Barn as a function venue for events. Whilst the extant approval only allowed for no more than 60 amplified events, there is no limit on the number of non-amplified events. Historically the southern access has been used for functions in the Tithe Barn and it has been acknowledged that there was significant use of the southern access during functions/weddings at the venue.</p> <p>Therefore, this application needs to be considered against the backdrop of whether the three additional dwellings would result in an increased in vehicular activity to the southern access in light of the extant permission. This proposal includes an agreement by the applicant to relinquish the rights to use the Tithe Barn as a wedding venue. This being the case, it is considered that the introduction of 3 additional dwellings would still result in significantly less use of the southern access than could realistically still occur if the use of the Tithe Barn as a function venue remains (e.g 60 amplified events per year and unlimited non-amplified events).</p> <p>Officers therefore considered that a refusal on highway grounds could not be justified in this case.</p>	
7	13 27	4.13 Condition	<p>Historic Buildings Officer requests an additional condition requiring timber construction for the new windows on the Tithe Barn – and 1:10 drawings showing their detailed design and glazing in relationship with their surrounding openings.</p> <p><u>Officer Comment</u></p> <p>Amended Condition</p> <p>A condition in respect of this is already included on the Listed Building Application (SDNP/16/05687/LIS) but it is recommended that its wording be amended in light of the recently received comment.</p> <p>7 Details drawn to a scale not less than 1:10 of glazing screens, , external joinery (including lintel details, sill details, depth of reveals), rooflights and chimney/vents and flues shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works hereby approved, and adhered to in those works.</p> <p>Reason: To safeguard the historic fabric and the architectural character and appearance of the buildings in order to comply with the provision of Section 18 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990</p>	Update
7	13	4.14 (new paragraph)	Consultation Response Received from Contract Monitoring Team	Update

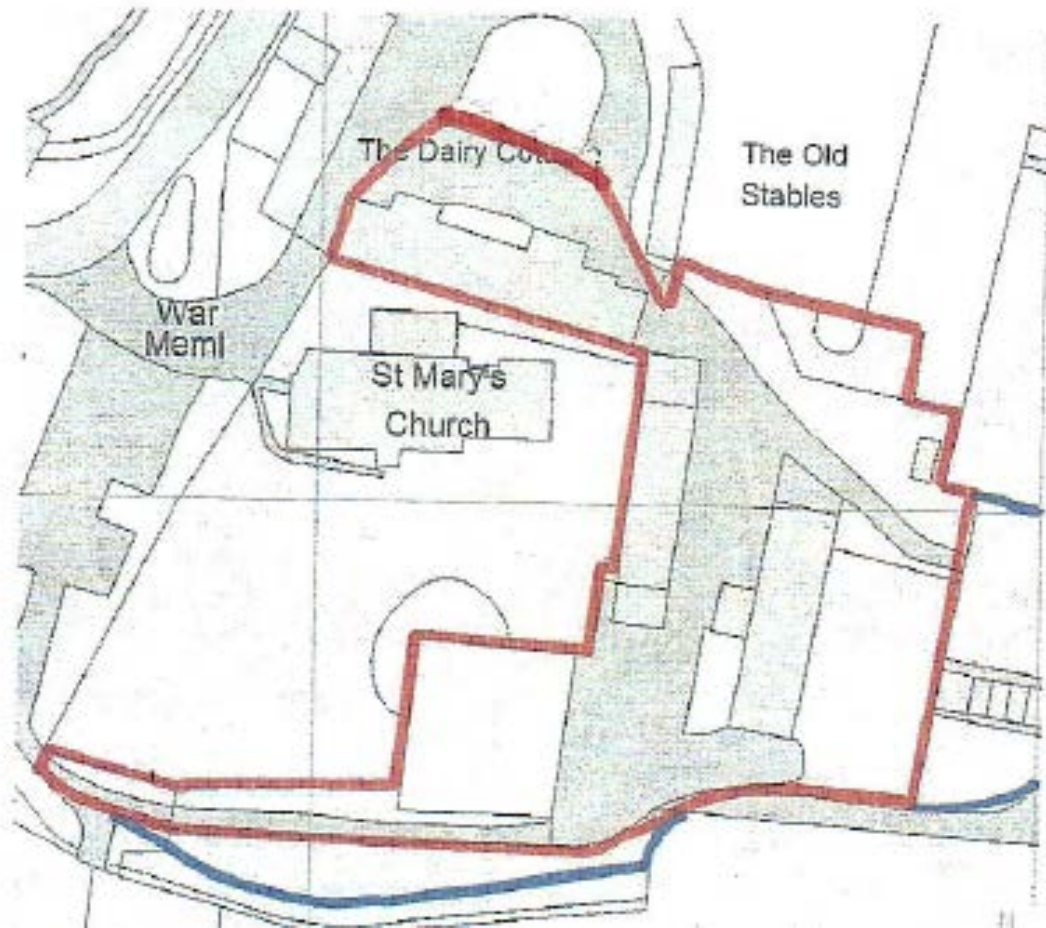
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			<ul style="list-style-type: none"> • Concerns about the changes and change of access to the development. The increased traffic, domestic and commercial will have a negative impact on the Community Car park and pond area as well as visitors to the area. • The car park is used by visitors to the pond and the footpaths and rights of way. Families and dog walkers use the car park and increased traffic, including construction traffic will cause an increased risk to visitors and children. • Pond is a very sensitive ecological area and increased run off and possible damage is a concern. • Car park is often busy and there is often not enough parking for visitors. Extra residential parking including visitors could also have a detrimental effect on the village. 	
7	14	5.4	<p>Representation was received on this application from the Buriton Village Design Statement Group. The comments were incorporated broadly into Paragraph 5.4 of the report but for ease of reference their particular comments are as follows:-</p> <ul style="list-style-type: none"> • Overdevelopment and poor design • Increase traffic, access and parking issues associated with using the Parish Council's pond car park. • Light pollution from rooflights, large windows and glazed doors. • Loss of tranquillity in St Mary's churchyard and village pond area. • Unsympathetic conversion of cart shed buildings and adverse effects on other listed buildings within the Conservation Area. The garages should be retained to park vehicles as well as provide storage.. • Unacceptable amenity for occupants between garages and Monks Walk. • Planning precedence – In relation to previous consents, it has been determined that if Monks Walk were to be converted into 2 dwellings it must go through the Manor Courtyard. There is also an existing S52 Agreement limiting occupation of Monks Walk to persons whose full employment is at Buriton Manor. • Insufficient and inaccurate information – Boundaries are wrong and work has already started/concluded inside Monks Walk. • Alternative use for the Tithe Barn • Applicant has not fully addressed the issues of the ancient overhanging yew trees next to the garages and Tithe Barn nor is there an up to date Bat Report which the County Ecologists is demanding. • Water supply and sewerage drainage problems <p><u>Officer Comments:</u> On the matter of precedent raised, each application must be considered on its own merits and previous decisions do not bind the determination of the current applications (although they may be a material</p>	Clarification

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			<p>consideration). On the matter of a Section 52 Agreement, it would be for the owner(s) of the land to which that agreement relates to, to seek release from that obligation.</p> <p>Representation was also received from the Ramblers Association, but that was incorporated also into the bullet points in the report under Paragraph 5.4</p> <p>For Clarification purposes the number of representations can be summarised as follows:-</p> <ul style="list-style-type: none"> Objection from Buriton Village Association Objection from Ramblers Association Objection from Buriton Village Design Statement Group Objection from Open Space Society. Objection from St Mary's Church PCC 10 letters of objection from residents. 	
7	14	5.5	<p>For sake of completeness the following objections were received in relation to the application for Listed Building consent: -</p> <p><u>Buriton Parish Council</u></p> <ul style="list-style-type: none"> • Same issues raised as for full application <p><u>St Mary's Church</u></p> <ul style="list-style-type: none"> • Same issues raised as for full application <p><u>Buriton Village Association</u></p> <ul style="list-style-type: none"> • Changes made to this application with regard to Tithe Barn have not gone far enough to alleviate the grounds of the previous refusal. • Monks Walk/Garage Buildings – These buildings lie within the curtilage of two Grade II* and several grade II listed buildings and inside a conservation area and should therefore be given the same protection as the listed buildings. The proposals would harm the setting as well as character and appearance of this sensitive part of the Conservation Area. The harm outweighs any economic gain. • Re-iterate the arguments against the full application for the site. <p><u>Buriton Village Design Statement Group</u></p> <ul style="list-style-type: none"> • Will cause significant damage and harm to setting of the Listed buildings within this conservation area. Judgements in cases of <i>Forest of Dean District Council v Secretary of State for Communities and Local Government and Gladman Developments Ltd</i> and also <i>Barnwell Manor Wind Energy Ltd v East Northants DC</i> to be relevant, “where a proposed development will lead to substantial harm or total loss of significance to a designated heritage asset, local planning authorities should refuse consent.” “when an authority finds that a proposed development would harm the setting of a listed building or the character or appearance of a conservation 	Clarification

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			<p>area, it must give that harm considerable importance and weight...it is to recognize, as the court of appeal emphasised in Barnwell, that a finding of harm to the setting of the listed building or to a conservation area gives rise to a strong presumption against planning permission being granted.</p> <ul style="list-style-type: none"> Although the NPPF maintains a presumption in favour of sustainable development, this is dis-applied when dealing with buildings protected by statute. <p><u>1 letter of objection</u></p> <ul style="list-style-type: none"> The historical value of such an estate cannot go unrecognised or be undervalued. The proposal would sabotage the integrity of the courtyard and be out of keeping with the surrounding buildings. The same reason can be applied to the stables and garages 	
7	21	8.26-8.29	<p>Highway Considerations</p> <p>For further explanation of the assessment in relation to impact on vehicular activity using the southern access, please note the officer comments above in response to the comments of the Highways Authority.</p>	Clarification
7	29	Site Location Map	<p>The site location plan as shown on Page 29 of the report appears to indicate land within the churchyard as part of the application site. For ease of reference the application as submitted clearly shows the accurate representation of the red outline of the application site (excluding any land within the curtilage of the church)</p>	Clarification

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SITE LOCATION PLAN
AREA 2 HA
SCALE 1:1250 on A4
CENTRE COORDINATES: 474030, 119996



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8	37	Recommendation	<ul style="list-style-type: none"> A contribution of £300,670 towards Highway Infrastructure Revised Recommendation 3 rd bullet point correction in line the Highways Authority recommendation.	Correction
8	37	Executive Summary	The application is reported to Committee due to the level of public interest <i>and because it is an application for major development.</i>	Correction
8	41	4.12	Last Bullet point error in £contribution: should read ‘Transport contribution: contribution of £300,670 required.....’	Correction
8	42	4.20 New Paragraph	Petersfield Town Council : Comments: <ul style="list-style-type: none"> Members noted and received the information of this application for 85 dwellings. 	Update
8	42	5.1	Additional Letter of objection making following comments: <ul style="list-style-type: none"> Concern about significant additional correspondence becoming available late in the process. Town Council have not acted with transparency. Application is basically the same as previous application and should therefore be refused. Access should be considered from Harrier Way. Pinchpoint will act as a bottleneck. No consideration made for construction traffic. Junction of Barnfield Road/Pulens Lane is dangerous. Increased traffic will cause hazard to pedestrians and cyclists on cycle route to Leisure Centre. Siting of pumping station contravenes the Neighbourhood Plan. Impact on nature by developing this field. Application does not satisfy the duty of the National Park. Development to sympathetic to the style and type of neighbouring properties. 	Update
8	55	10.1	3 rd bullet point correction to read <ul style="list-style-type: none"> A contribution of £300,670 towards Highway Infrastructure 	Correction
8	55	Conditions 3, 4, 5 & 6	Amended Conditions 3, 4, 5 & 6 It is recommended that the wording at the start of these four conditions is amended from: <i>“No development above slab level shall commence/take place until”</i> to <i>“No development shall commence until”</i>	Amendment
9	69	Amberley	Amberley Parish Council have submitted their plan to the SDNPA, and the Reg 16 Submission Consultation ran from 6 September to 18 October 2016. The SDNPA Reg 16 Submission response was approved at Planning Committee (13 October 2016). The SDNPA appointed Rosemary Kidd MRTPI as Independent Examiner. The Examination started and was paused while Natural England were consulted regarding the need or otherwise for	Update

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			Strategic Environmental Assessment and Habitats Regulation Assessment. Natural England have since responded and confirmed that a SEA and HRA is not required. The examination has resumed.	
9	69	East Meon	The Submission version of the East Meon NDP has been drafted and agreed by the Parish Council for submission to the SDNPA. The NDP now contains site specific policies in response to the SDNPA's comments at the Regulation 14 Pre Submission consultation. The SDNPA response to the Reg 16 Submission consultation will be presented to Planning Committee in March.	Update
9	70	Lewes	Work continues on drafting the Lewes NDP, including consideration of the suitability of sites. The SDNPA has recommended that Lewes will need to undertake an SEA and that this should be undertaken in the form of a Sustainability Appraisal. A consultant to undertake this work has been commissioned and the draft scoping report is out on consultation in Jan 2017 for 5 weeks. Significant progress has been made by the steering group since the Planning Policy Manager wrote to the Lewes NDP group in September and the group are on track to produce their Reg 14 pre-submission draft ahead of the March deadline.	Update
10	76	n/a	The reference to the background document should be deleted.	Amendment
10	77	n/a	In Appendix I, the reference to NPA in June 2017 for the row relating to the Local Plan should be deleted as this is a workshop and no formal decisions will be made at it.	Amendment
11	79	Purpose of the Report & Recommendation	Revised Recommendation The reference in the second line of the Purpose of the Report and the reference in the fifth criterion of Recommendation should refer to East Sussex (not West Sussex).	Amendment