

SDNPA Planning Committee – 10 May 2018

Update Sheet



Agenda Item	Page No	Para	Update	Source/ Reason
8	15	4.7	<p>The Highways Authority has no objection to the revised parking layout, subject to condition. The applicant has demonstrated swept paths, and access by refuse or emergency vehicles does not raise any highway safety concerns.</p> <p>Arun Refuse have confirmed that refuse lorries already access Blakehurst Farm for collections.</p>	Further comments received
8	29	10.1	<p>The following amendments are made to the first reason for refusal:</p> <ol style="list-style-type: none"> The traditional character of the <i>Blakehurst</i> farmstead would be negatively impacted by virtue of the domestication and suburbanisation which erodes the farmstead character of the buildings, the extensions and domestic additions to the buildings, the suburbanisation of key spaces around them, and the need to divert public footpath No. 2218, which would adversely affect the landscape and heritage character of the farmstead. The <i>conversion element of the</i> proposal, including the new build associated with this would not conserve or enhance the historic character of the traditional farm buildings, which are considered to be curtilage listed, or farmstead setting, which contributes to the rural landscape character of the area, or the setting of the listed farmhouse. The conversion does not of itself demonstrate any clear public benefits which could outweigh the identified harm. The proposal is therefore contrary to saved policies GEN2, GEN3, GEN7, GEN22 and DEV2 of the Arun District Local Plan (2003), policies SD4, SD5, SD12, SD13 and SD41 of the South Downs Pre-submission (Draft) Local Plan (2017), the first Purpose of the National Park and the NPPF (2012). 	Clarification
8	29	10.1	<p>Based on the weight that may be given to the emerging South Downs Local Plan affordable housing policy, and the extant Arun Local Plan (2003), the second reason for refusal has been removed.</p> <p>2. In the absence of a completed S106 Legal Agreement to secure a commuted affordable housing contribution, the proposal fails to satisfy policy SD43 of the South Downs Pre-submission (Draft) Local Plan (2017).</p>	Amendment
10	49	2.1	<ul style="list-style-type: none"> Planning History should read 'SDNP/15/06486/FUL' (not SDNP/15/06484) 	Correction
10	53	4.3	<p>Further comments from Cheriton Parish Council:</p> <ul style="list-style-type: none"> Concern about late posting of screening opinion on website. Concern that late posting does not provide sufficient time for the Parish Council to respond and request that application be withdrawn from Committee Concern that Directive (Article 6) requiring that public must be informed early in the decision making process and at latest as soon as information can be reasonably be provided has not been met. <p><i>Officer Comment: Officers consider that the screening opinion was posted providing 6 days for interested parties to consider any response at the Committee or in writing prior to the meeting. The regulations have been met in relation to the publication of the screening opinion and interested parties have not been prejudiced in this respect.</i></p>	Update

11	110	2.1	<ul style="list-style-type: none"> • Planning History should read 'SDNP/15/06486/FUL' (not SDNP/15/06484) 	Correction
11	110	4.1	<p>Highways (HCC)</p> <ul style="list-style-type: none"> • No objection subject to conditions • Access has been constructed illegally on highway land and the applicant should apply for a Section 184 licence which allows for an access of this scale to be constructed. The materials will need to be non-migratory so no material is deposited onto the local highway network, <p>Highways England</p> <ul style="list-style-type: none"> • No objection 	Update
11	111	5.2	Councillor Jackie Porter (County Councillor & City Councillor)	Clarification
11	114	10.1	The Highways Authority have requested additional conditions. Clarification is currently being sought in relation to the wording of these conditions. Members will be updated as part of the officer's presentation about the wording of the proposed conditions.	<u>Update</u> Additional Conditions
14	207	1.2	<u>Lewes District Council made the NDP part of the development plan for that part of the district that is within the Neighbourhood Area and outside the National Park at Annual Council on 02 May 2018.</u>	Update
14	208	2.4	Turn out: 748 (34% turn out)	Update