

## SDNPA Planning Committee – 12 April 2018

### Update Sheet

Agenda Item	Page No	Para	Update	Source/ Reason
8	43	9.8	<p>Replace the paragraph with:</p> <p>“As the proposed development is CIL liable a s106 agreement is only required to secure:</p> <ul style="list-style-type: none"> <li>the delivery of site-specific infrastructure comprising of the off-site highway works (or payment in lieu); and</li> <li>the delivery of matters required to make the development acceptable comprising of the four affordable units, a financial contribution to Lewes car club and a travel plan.”</li> </ul>	Clarification
8	45	Condition 10	<p>To ensure that progressing the construction to slab level does not prejudice the delivery of the soft and hard landscape works the wording of condition 10 is amended to state:</p> <p><del>“Development shall not proceed above slab level.”</del> <b>No development shall proceed</b> until details of soft and hard landscape works have been submitted to and approved, in writing, by the South Downs National Park Authority. These details shall include:</p> <ul style="list-style-type: none"> <li>i) Schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate;</li> <li>ii) A schedule of landscape maintenance for a minimum period of 5 years;</li> <li>iii) Details of all external hard-surfacing; and</li> <li>iv) A timetable for the implementation of all landscaping details.</li> </ul> <p>Reason: To safeguard the character of the area in accordance with Core Policy 11 of the Lewes Joint Core Strategy, Policy SD5 of the emerging SDNPA Local Plan and the NPPF.”</p>	Refinement
8	48	Background Documents	<p>Link to the minutes of the December 2017 planning committee: <a href="https://www.southdowns.gov.uk/wp-content/uploads/2018/01/Confirmed-PC-Minutes-14-Dec-17.pdf">https://www.southdowns.gov.uk/wp-content/uploads/2018/01/Confirmed-PC-Minutes-14-Dec-17.pdf</a></p>	Further Information
9	91	Appendices	<p>It is noted that there are discrepancies within the body of the report regarding numbering references for the appendices, which has resulted from changes during formatting of the document. For the avoidance of doubt the appendices are presented in the following order:</p> <p><b>Appendix 1</b> – High Court Decision</p> <p><b>Appendix 2</b> – Site Location Plan</p> <p><b>Appendix 3</b> – Planning History</p> <p><b>Appendix 4</b> – April 2013 Committee Report &amp; Updates Sheet (separate document)</p>	Correction/ Clarification

9			<p>Additional information has been received from B2C3 Ltd, relating to maintenance and other costs associated with a proposed community use. A redacted version of the document has been published online although the non-redacted version has been provided to Officers. The main points are as follows:</p> <ul style="list-style-type: none"> <li>• The document details costs allowed for in the business plan including stamp duty, initial repair costs, initial equipment outlay, sinking fund, other fixed costs, marketing and management, other unknown costs, additional capital outlay, and rent (per anum)</li> <li>• A table of comparison with other similar businesses is provided including the Cross Barn in Odiham, the Tithe Barn in Nailsea, the Tythe Barn in Launton and the Tithe Barn in Lenmham.</li> <li>• The document refers to discussions with a technical advisor to the Historic Houses Association and it is advised that the annual sinking fund for long term maintenance of the barn is “very appropriate”</li> </ul> <p>Officers will provide members with verbal comments on this submission during the planning committee meeting.</p>	Update
9	77-78	After para 5.6	<p>Insert as para 5.7:</p> <p>A letter from Hampshire Buildings Preservation Trust has been received in support of B2C3 Ltd business proposal. The letter has been published online but can be summarised as follows:</p> <ul style="list-style-type: none"> <li>• HBPT are confident that the financial arrangements, the proposals to lease to a Community Interest Company and proposed frequency of use for events are a realistic estimate of the income required for viability, resilience and sustainability.</li> <li>• The plan is conservative in its cost and income assumptions. HBPT have had involvement in similar activities at properties in their ownership that are leased to other organisations to operate.</li> <li>• There is evidence to support the B2C3 proposal which offers an opportunity for promoting a member of HBPT, the South Downs National Park, through exhibitions, cultural and educational events and signposting to the National Park and the South Downs Way.</li> <li>• There is the prospect of community benefit in the B2C3 proposal which envisages cooperation with village organisations, the Church and the owner of Buriton Manor.</li> <li>• In planning terms, the former use for community events, if it continues, would not require a change of use planning application.</li> <li>• There may be a requirement for listed building consent to address disabled access, and for service delivery to the entrances by events vehicles. This would involve ground surface change from grass to hard surface.</li> <li>• The Barn is in good repair and the costs allowed for ongoing activities and initial repairs are reasonable. The proposed sinking fund would cover the longer term maintenance needs. The financial support in the community could respond to any unforeseen building conditions that may arise.</li> <li>• The Conservation Officer’s comments are noted and although licensing issues are not a material planning consideration and are to be dealt with by East Hampshire District Council.</li> <li>• It is agreed that acoustic insulation would damage the heritage asset of the Barn although assurances by the company are firm that that there is no intention to use amplified sound or music that would disturb night time ambience or Church services.</li> </ul>	Update

9 (Cont)	77-78	After para 5.6	<ul style="list-style-type: none"> <li>The optimum use would be for community, cultural and corporate events, rather than conversion to residential use which could compromise the heritage characteristics of the Barn.</li> <li>Ancillary use to the Manor House and certainly Residential Development would be unlikely to generate the ongoing funding of conservation, for which B2C3 Ltd has made adequate provision in their business plan.</li> </ul> <p>Officers will provide members with verbal comments on this submission during the planning committee meeting.</p>	Update
9	84-85	8.28	<p>A summary of discussions between South Downs National Park Authority and the owners of the Manor, Mr and Mrs Figgis, is provided at paragraph 8.28 of the report. Officers have provided Freeths (who are acting on behalf of the applicant) and Mr Figgis with a summary of that correspondence for comment, however there was insufficient time to allow for clarification between all parties.</p> <p>Freeths have advised that:</p> <ul style="list-style-type: none"> <li>The applicant does not accept that the summary is an accurate reflection of Mr Figgis' position.</li> <li>In relation to bullet point 1, it is not the case no response was given to Mr and Mrs Figgis regarding an offer which was made to purchase the Tithe Barn made on 16 October 2016. Regardless, the offer and objection in respect of the previous application for the Tithe Barn were withdrawn on 7<sup>th</sup> January 2017.</li> <li>Mr Figgis has never made any offer to acquire the Tithe Barn on terms that restrict residential development and his position with the applicant has been consistent.</li> </ul> <p>Mr Figgis has advised that:</p> <ul style="list-style-type: none"> <li>In relation to bullet point 1, his letter written to SDNPA dated 16 October 2016 was to give notification that an offer had been made to the applicant, however the actual offer was two days previously. The applicant responded to the offer by rejecting it, although that response had not been received at the time of writing the letter.</li> <li>In relation to bullet point 3, the contract to purchase the Tithe Barn was not conditional on the withdrawal "of any legal challenge" but very specifically on the withdrawal of B2C3's Judicial Review. The agreement terminated on 10 October 2017 as a result of the Judicial Review not being withdrawn. Whilst it is true that the planning permission was quashed, the quashing was not a direct result of the agreement terminating and therefore it is not a fair reflection to link this in the same sentence as the 10 October termination of the agreement.</li> <li>Regarding bullet point 4, Mr Figgis's letter dated 21 November 2017 stated that "SDNPA should treat the offer to buy the Tithe Barn in October 2016 as withdrawn, replaced with the attached redacted contract, and therefore [it] should not form part of the planning authority's reconsideration of planning permission".</li> <li>In relation to bullet point 5, it is emphasised that the letter dated 21 February 2018 was withdrawn and therefore it is not understood why this letter forms part of the summary.</li> <li>Regarding bullet point 6 it was on 16 March 2018 that Mr Figgis wrote to SDNPA withdrawing his letter of 21 February 2018.</li> </ul>	Update/ Clarification

9 (Cont)	84-85	8.28	Officers have had regard to these comments, however the clarification and corrections given do not change the overall recommendation given in relation to reason for refusal 1 of the planning and listed building consent applications as indicated on pages 88 and 89 of the Officer Report.	Update/ Clarification
9	88	Conclusion	Planning Application <del>SDNP/17/00445/FUL</del> SDNP/17/00554/FUL	Typing error
12	153	Recommendation	Agree to make the Plumpton Neighbourhood Development Plan part of the SDNPA's Development Plan <u>for the part of the parish that lies within the SDNP.</u>	Clarification
12	153	Paragraph 2.1	The parish also contain <del>Lewes</del> <u>Plumpton</u> Racecourse located adjacent to the boundary with the National Park and Plumpton College located wholly in the National Park.	Typing error
13	164	Appendix 1 – Stedham with Iping	Stedham with Iping Neighbourhood Area was designated by the SDNPA on the 1 August 2017 under delegated powers. The NDP group <del>is intending to issue a</del> has issued its Regulation 14 NDP for consultation <del>shortly.</del> <del>However, before this can happen the NDP will need to be screened as to whether a Sustainability Appraisal or Habitats Regulations Assessment of the NDP is required. A screening request as to whether Sustainability Appraisal or Habitats Regulations Assessment of the NDP has also been made.</del>	Update
13	168	Plans where there is nothing to report in the period 1 January to 31 March 2018	Telescombe should be spelt Telscombe.	Typing error