

# SDNPA Planning Committee – 9 August 2018

## Update Sheet



Agenda Item	Page No	Para	Update	Source/Reason
7	-	-	An amended plan (PI17 Rev. B – Proposed Plans and Elevations for Plots 16 to 19) has been submitted showing minor amendments to the proposed flat over the garage (plot 19). These relate to minor alterations to fenestration and the internal layout of the plot.	Amended plan
7	-	-	A revised drainage strategy (2016-D1143-SK302 Rev. F) and drainage calculations were submitted to address the concerns raised by Hampshire County Council as Lead Local Flood Authority (See consultation response below.)	Amended plan
7	-	-	Illustrative drawing (DD118_Y03 - Sketch boardwalk and crossing point) submitted showing how the footpath up to the northern site boundary may appear, to help facilitate a future footpath link from the site to the public house to the north.	New plan
7	-	-	Additional information submitted to support the aforementioned Sketch boardwalk drawing in relation to ecological and arboricultural considerations. No concerns raised.	New information
7	10	Section 4	<p><b>Design Officer:</b> Holding objection.</p> <ul style="list-style-type: none"> <li>The unit on plot 19 has not changed significantly and still presents a suburban typology. There is a lack of private amenity for this unit. Units 16-19 should be reconsidered.</li> <li>Units 28-30 still present an over intensive approach to what should be part of a transition to the countryside edge. The main problem is the buildings are too close together and so will be read as one large mass. Unit 28 should be removed.</li> <li>A plan showing how the development could link over the stream to connect pedestrians to the pub garden is welcomed.</li> </ul> <p><b>Landscape Officer:</b> No additional comments to make.</p>	
7	-	-	<p>Two separate letters received from the applicant in response to the Landscape and Design Officers comments and the Parish Council views. The main points are summarised as follows:</p> <p><u>Response to Design and Landscape comments:</u></p> <ul style="list-style-type: none"> <li>The requests to remove plot 28 do not consider the wider issues of viability, or the policy context of the site. If the scheme is to deliver 40% affordable housing and a village hall, it needs to provide 30 homes; and homes at the size put forward.</li> </ul>	Further Information

7	-	-	<ul style="list-style-type: none"> <li>• The design rationale for the flat over the garage (plot 19) has been to create a consistent street scene. The flat over the garage also takes a number of cars away from the street scene. The proposals aim to deliver a range of parking solutions, with on plot parking, small clusters of parking, car barns, lean to attached garages and detached garages.</li> <li>• In relation to rear garden access, only three properties rely on these types of access.</li> <li>• The proposed materials can be conditioned.</li> <li>• An Energy Report has accompanied the application, which confirms energy demand savings and CO2 reduction via renewables, going above and beyond the requirements of the emerging policy (policy SD48).</li> <li>• Additional drainage details have now been submitted to the Council for consideration.</li> </ul>	Further information
7	-	-	<p><u>Response to the Parish Council comments:</u></p> <ul style="list-style-type: none"> <li>• The Parish note that the new layout is linear, without reference to Stroud Village Design Statement. The Stroud Parish Plan 2013 states that the original settlement pattern of Stroud was linear in fashion and the proposal therefore relates to the historic layout of the local area.</li> <li>• The Highways Assessment prepared by Richard Parker Consultancy on behalf of Stroud Parish Council concludes that there is no road safety issue in relation to the three access points proposed for off-street parking along Ramsdean Road.</li> <li>• The Parish commented that the layby previously included to alleviate traffic has been removed. It is considered that the layby would have a negative impact on the street scene.</li> <li>• The Parish state that plot 28 should be removed or relocated. Plot 28 has already been amended and the green infrastructure would be continued along the whole of the eastern boundary.</li> <li>• The proposed parking arrangement at the village hall (13 spaces) provides a balance between good design and parking numbers. The provision of additional parking would provide an overbearing area of hardstanding.</li> <li>• The Parish would like to see traffic calming measures installed. This has not been raised by Hampshire County Council Highways.</li> <li>• Concerns over site work and site access times can be dealt with through a condition.</li> <li>• Concerns were raised over the presence of slow worms on site. Horses were removed from the land for a period to allow for the ground investigation works required to inform the drainage strategy. Now this work is complete, management of the site has continued and the potential for ecological interest on the site has been reduced.</li> <li>• The Parish have requested further information relating to the revised landscaping scheme. A condition requiring details of hard and soft landscaping can be included within the consent.</li> </ul>	

7	10	Section 4	<p>Additional consultation responses received to the further information on plot 19, drainage strategy and sketch boardwalk drawing (see above):</p> <p><b>Stroud Parish Council:</b> Local residents are concerned about additional traffic and parking issues. A condition should be attached putting restrictions on increasing parking spaces or extending houses within the development.</p> <p><b>Officer comment:</b> Certain permitted development rights have been removed under recommended condition 15 (page 27 of the Committee report).</p>	
7	10	Section 4	<p><b>Hampshire County Council (Lead Local Flood Authority):</b> No objection. The surface water drainage proposals are considered acceptable apart from the maintenance responsibility and this should be conditioned.</p> <p><b>Officer comment:</b> The maintenance responsibility would be secured under recommended condition 23 (page 30 of the Committee report).</p> <p><b>Ecology Officer:</b> No objection to the proposed boardwalk. Pre-works check for nesting birds and the vegetation should be undertaken in supervision of an ecologist.</p> <p><b>Tree Officer:</b> No objection in principle. A detailed Arboricultural Method Statement with tree protection detail required.</p> <p><b>Officer comment:</b> Additional condition recommended below.</p>	Update
7	12	5.1	<p><u>Additional representation received</u></p> <p>Cllr Nick Drew (East Hampshire District Council):</p> <ul style="list-style-type: none"> <li>• It is worrying that three access points have been provided along Ramsdean Road and there is a lack of parking, which needs review despite there being no objection from Highways.</li> <li>• The community does not require 5 bedroom houses and the number of 4 bedroom houses proposed should be limited.</li> <li>• Ratio of open market and social housing should be revisited.</li> </ul>	Update
7	25	Section 10 (Conditions 5 and 6 (part x))	<p>Additional wording added to the conditions below:</p> <p>Condition 5: No development <b><u>above slab level</u></b> shall be commenced...</p> <p>Condition 6: Additional criterion below to be included:</p> <p><b><u>x) Final construction details of the footpath that is proposed to provide pedestrian access from the village hall up to the northern site boundary, including the footpath route and materials.</u></b></p>	

7	24	Section 10	<p>New condition:</p> <p>The use of the village hall hereby permitted shall only take place during the following hours:</p> <p>07:00 to 23:00 on Mondays to Fridays</p> <p>08:00 to 23:00 on Saturdays and Sundays.</p> <p>Reason: To protect the amenities of existing neighbouring occupiers and future occupiers of the development, in accordance with policy CP27 of the East Hampshire District Local Plan Joint Core Strategy 2014, policy SD54 and SD5 of the Submission version of the emerging South Downs Local Plan and the revised NPPF (2018).</p>	Update
7	24	Section 10	<p>New condition:</p> <p>Prior to commencement of the section of footpath leading from the village hall to the northern site boundary, a further Arboricultural Method Statement and drawing showing the existing trees in relation to the proposed footpath and any necessary protection measures shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with these details.</p> <p>Reason: In the interests of the amenity of the landscape character of the area, in accordance with policy CP20 of the East Hampshire District Local Plan Joint Core Strategy 2014, policy SD11 of the Submission version of the emerging South Downs Local Plan, the National Park Purposes and the revised NPPF (2018).</p>	Update
8	59	Recommendation	<p>Update:</p> <p>1) That planning permission be granted for the reasons and subject to the conditions set out in Section 10 of this report and subject to the completion of a S106 agreement with obligations relating to:</p> <ul style="list-style-type: none"> <li>• A contribution of £9,920 towards off site affordable housing</li> <li>• Submission of a Management Scheme for the Tourism Accommodation</li> <li>• Restriction of tourism accommodation to ensure not to be used for general C3 residential dwellinghouse.</li> <li>• <b>Tie the tourist accommodation with the dwelling known as House A on the submitted application plans.</b></li> <li>• Securing of Translocation receptor area as part of reptile mitigation strategy</li> </ul> <p>That authority be delegated to the Director of Planning to refuse the application, with appropriate reasons if the s106 agreement is not completed within 2 months of the 9 August Planning Committee meeting.</p>	Amendment

8	67	Condition 4	<p><u>Additions to the condition, as below:</u></p> <p>No development shall commence until a Construction Method Statement has been submitted to and approved by in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the construction period. The plan shall provide for:</p> <ul style="list-style-type: none"> <li>I. The provision of long term facilities for contractor parking;</li> <li>II. The arrangements for deliveries associated with all construction work;</li> <li>III. Access and egress for plant and machinery;</li> <li>IV. Location of temporary site buildings, compounds, construction materials and plant storage areas;</li> <li>V. Details of hours of operation;</li> <li>VI. Details of wheel washing facilities.</li> <li><b>VII. An indicative programme for carrying out the works.</b></li> <li><b>VIII. The provision of wheel washing facilities;</b></li> <li><b>IX. No burning on site;</b></li> <li><b>X. Measures to minimise the noise (including vibration) generated by the demolition/construction process and including hours of work.</b></li> <li><b>XI. Details of any floodlighting, including location, height, type and direction.</b></li> <li><b>XII. The erection and maintenance of security hoarding.</b></li> <li><b>XIII. The routing of vehicles during construction.</b></li> </ul> <p>Reason: To ensure the development is undertaken in a manner which reduces any potential impact upon nearby residential amenities in compliance with the NPPF.</p>	Amendment
8	68	10.1	<p><u>Amendment to condition 8:</u></p> <p>The stables hereby permitted shall <b>only</b> be used for purposes ancillary to the residential <del>use of the dwellings on the site</del> <b>dwelling known as 'House A'</b> and shall not be used for any other commercial purposes (<b>such as DIY livery</b>) or in connection with any form of <b>separate</b> riding establishment.</p> <p>Reason: to enable the Local Planning Authority to control the use of the site in accordance with the NPPF.</p>	Amendment
8	69	10.1	<p><u>Amendment to first sentence of condition no.14:</u></p> <p>Notwithstanding condition <del>12</del> <b>II</b>, there is the possibility that during development unforeseen circumstances may be encountered.</p>	Amendment

8	69	10.1	<p><u>Amendments to condition 16:</u></p> <p>No part of the development shall be first occupied until <del>the road(s), footways, and casual</del> <b>the access and parking areas</b> (including those lay-by parking spaces on South Grove,) serving the development have been constructed, surfaced and drained in accordance with plans and details <del>to be submitted to and approved by the Local Planning Authority</del> <b>required to be submitted and approved in conditions 5 and 9 of the planning permission.</b></p> <p>Reason: To secure satisfactory standards of access for the proposed development.</p>	Amendment
8	70	10.1	<p><u>Additional condition:</u></p> <p>18. The tourist accommodation hereby approved shall not be occupied by any person, group or their dependants, for a period of more than 28 days in any twelve month period. A register of the occupancy of the accommodation shall be maintained and kept up-to-date by the operator, and shall be made available to the Local Planning Authority upon request (within 14 days of a written request being made). It shall record the names and addresses of all visitors and their arrival and departures dates.</p> <p>Reason: This development is only acceptable as holiday accommodation for use by short term visitors to the area. There is a need to ensure that practical and permanent management measures are in place to control the short term visitor accommodation.</p>	Update
9	104	Appendix 1	<p>The caption to Figure 3 of the CAAMP to be amended, with the words “the last” removed and “a” inserted in their place.</p>	To ensure accuracy and consistency with text elsewhere in the CAAMP
10	155	2.9	<p>Delete the final sentence of the paragraph.</p> <p><del>For that reason the SDNPA are recommending that the updated FNDP is not progressed to submission, and that the current FNDP remains the made Neighbourhood Plan for the Parish of Findon.</del></p>	The SDNPA are not reporting that the NDP is not progressed. Rather the report highlights the risks of progressing the NDP including allocations.

10	155	3.3	<p>Alter the final sentence paragraph as follows.</p> <p>While there appear to be no immediate issues relating to general conformity with the saved policies of the Arun District Local Plan 2003, there <b>may be</b> issues relating to the FNDP conformity with the Submission SDLP. The updated FNDP proposes a number of alternative housing sites to meet the housing requirement for Findon. These sites are intended to be alternatives to those proposed in the Submission SDLP. However, the SDLP has now been submitted to the planning inspectorate and includes two <b>different</b> proposed housing site allocations and modifications to the existing settlement policy boundary. The updated FNDP proposes alternative housing allocations and alternative modifications to the Settlement Policy Boundary.</p>	To ensure the report is consistent with Counsel Advice at Appendix 4
10	155	3.4	<p>Amend the paragraph as follows:</p> <p>The Submission version of the South Downs Local Plan is now with the planning inspector, who has been sent a copy of this Planning Committee report. At this stage the SDNPA <del>recommend that the updated FNDP does not progress to submission due to the conflicts set out in our response at Appendix 3,</del> and <b>highlight</b> the potential risk in proposing alternative sites to those proposed in the Submission version of the South Downs Local Plan.</p>	To ensure the report is consistent with Counsel Advice at Appendix 4
10	158	8	<p>Amend the wording in the first paragraph as follows:</p> <p>Findon Parish Council do not take account of the significant concerns raised by the SDNPA in relation to the progression of an updated FNDP. This could result in an updated FNDP progressing to Submission and Examination where there is a risk that the updated FNDP <del>will</del> <b>may</b> fail examination as it is not in general conformity with the policies contained in the Submission version of the SDLP, <b>if some or all of those policies are deemed to be of a strategic nature.</b></p>	To ensure the report is consistent with Counsel Advice at Appendix 4