

SDNPA Planning Committee – 09 September 2020

Update Sheet

Agenda Item	Page No	Para	Update	Source/Reason
7	11 & 17	Recommendation and 10.1	<p><u>Change to recommendation 2 (and also 10.1 of the officer report): -</u></p> <p>2) that authority be delegated to the Director of Planning, in consultation with the Chair of the Planning Committee, to serve a Breach of Condition notice with regard to the failure of the applicant to install the green roofs as required by condition 2 of SDNP/16/06072/FUL.</p>	Case Officer
8	23	4.4	<p><u>Summarised Highway Response: -</u></p> <p>The LHA notes that the principle of an access in the proposed location was approved under application SDNP/16/02946/HOUS, of which WSCC raised no objections to. The LHA acknowledges that visibility for the new access will provide an improvement over that of the existing access. The LHA advises that the applicant must demonstrate maximum achievable visibility to secure this improvement in visibility. This can be secured via a suitably worded condition below.</p> <p>The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.</p> <p><u>Additional conditions requested by Highway Consultee</u></p> <p><i>Access</i> No development shall commence until such time as the vehicular access has been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. Reason: In the interests of road safety</p> <p><i>Visibility (details required)</i> No part of the development shall be first occupied until maximum achievable visibility splays have been demonstrated at the proposed site vehicular access onto Poynings Road in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority.</p>	Highway Consultee - updated response

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			Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed. Reason: In the interests of road safety.	
9	33 & 48	Recommendation	<p>Reformat the recommendation as below (to clarify that recommendation no.1 is for planning permission to be granted subject to a S106):</p> <p>1) That planning permission be granted subject to:</p> <p>The completion of a S106 legal agreement, the final form of which is delegated to the Director of Planning, to secure the following:</p> <ul style="list-style-type: none"> a) 6 dwellings of an affordable housing (intermediate) tenure with an appropriate mix of properties; b) A phased programme of works to restore the heritage assets on site; and c) Secure the permissive path through the site. <ul style="list-style-type: none"> • The completion of a further bat survey and provision of a suitable policy compliant mitigation and enhancement strategy, to the satisfaction of the SDNPA, the consideration of which is delegated to the Director of Planning; and • The submission of a revised car parking layout, to the satisfaction of the SDNPA, the consideration of which is delegated to the Director of Planning. • The conditions, substantially in the form set out in paragraph 10.2 of this report along with any additional conditions, the form of which is delegated to the Director of Planning to address those mitigation matters that arise from the completion of a bat survey and strategy and revised car parking layout. <p>2) That authority be delegated to the Director of Planning to refuse the application with appropriate reasons if:</p> <ul style="list-style-type: none"> a) The S106 Agreement is not completed or sufficient progress has not been made within 6 months of the 10th September 2020 Planning Committee meeting. b) A further bat survey and provision of a suitable policy compliant mitigation and enhancement strategy is not completed or sufficiently progressed within 6 months of the 10 September 2020 Planning Committee meeting. 	Clarification

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9	36	3.6	In addition, the repair and restoration of the icehouses and walled garden are proposed, albeit the exact details of these works would need to be confirmed (via condition through the programme of works recommended to be secured in a S106 agreement).	Amendment
9	44	8.9	<u>Additional sentence added at the end of the paragraph:</u> Nevertheless, Westbury House is considered to be an undesignated heritage asset.	Clarification
9	37	4.8	<p>Response received from the Environment Agency, summarised below:</p> <p>4.8 Environment Agency: Objection.</p> <ul style="list-style-type: none"> • Absence of an acceptable Flood Risk Assessment; the submitted information does not adequately assess the flood risks posed by the development. An appropriate FRA should be submitted to assess the development and any impacts. • Non-means foul drainage is proposed to be utilised and it has not been demonstrated as to why it would not be reasonable for the development to be connected to a public sewer. The applicant needs to investigate this issue thoroughly. Recommend refusal on this basis if no further information is provided. <p><u>Officer response:</u> Please see paragraph 8.39 of the report in regard to flood risk considerations. Regarding foul drainage, the scheme is proposed to use the existing private treatment system. It is noteworthy that the ordnance survey plans provided by Southern Water with their consultation response to do not show a public sewer within the site or in its immediate vicinity and whilst they suggest there may be a private sewer now deemed to be public may cross through the site they cannot confirm this. Condition 15 does require a detailed drainage scheme to be provided for approval which can consider drainage issues further.</p>	Update
9	51	10.2	<p>Amend first line of condition no.10 as below:</p> <p>No external lighting subsequent to condition no.11 11 9 shall be installed within the site.....</p>	Correction