

Agenda Item	Page No	Para	Update	Source/Reason
7	21	3.7	<p><u>Amendment to paragraph</u></p> <p>The existing and new buildings would form enclosed courtyard and garden spaces. The surfacing would be a mix of paving for the driveway, gravel and lawn along with new planting. New and existing walls would visually separate the driveway/parking area from the private amenity space either side of the granary barn. The north east and south east boundary walls with the adjacent Manor House are not proposed to be raised in this current application. The submitted plans also detail the raising of the north and eastern boundary walls adjacent to the grounds of Greatham Manor.</p>	Update
7	21	Section 4	<p><u>Additional consultee:</u></p> <p>West Sussex County Council Fire and Rescue: Comments. Nearest fire hydrant is 320m away, in excess of the required 175m for a domestic property. Should an alternative supply of water for firefighting be considered, it will need to confirm to Building Regulations.</p>	Update
7	22	Section 5	<p>6 further objections have been received. Additional comments are as follows:</p> <p><u>Principle</u></p> <ul style="list-style-type: none"> • The 2014 Permissions granted by narrow margin (majority of one vote); had the subsequent planning issues been known then the 2014 decisions may have been different. • Inappropriate use of Planning System; unacceptable that public funds used to assist Applicant; • Scheme has divided community; with proper local consultation at the outset a better solution for the site may have been found; • 2014 Permissions already granted 2 large houses in place of semi-derelict farm buildings; • Previous applications sought to increase and re-arrange the accommodation unsuccessfully; • 2014 Permissions are sufficient to preserve the site and proposals should be refused; 	Update

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			<ul style="list-style-type: none"> • Inspector’s conclusions are pertinent and proposals contrary to their conclusions, eg. they intensify the use compared with previous schemes, inappropriate insertion of mezzanine floor and extent of glazing; <p><u>Design and heritage impacts</u></p> <ul style="list-style-type: none"> • Proposals are vague, lack detail and proper plans; • Unacceptable domestication of the site; • Impact on setting of adjacent listed buildings; • Historic Buildings Officer’s advice in 2014 determined that any additional harm beyond the scheme could not be justified; • Clay tiles for the link building were approved in 2014, not zinc; • Scheme creates potential for subdivision to become two or more dwellings, particularly given location of guest suite, which would be harmful to the site, conservation area and rural hamlet; • Raising heights of boundary walls not included in proposals; • Conservation area is highly sensitive to change with unique juxtaposition of the Church, Manor and farm buildings and sense of Medieval past; • Greatham Church’s tranquillity and sense of timeliness will be harmed; • Further suburbanisation of the farmyard setting, eg. new doors on cart shed incongruous. • Level of accommodation excessive; • Proposals contrary to SD5(c) by not contributing to local distinctiveness, SD7 (tranquillity) and SD8 (Dark Night Skies), SD12 and 13 regarding heritage impacts; • Refusal of poor design supported in the NPPF. <p><u>Amenity</u></p> <ul style="list-style-type: none"> • Living area in the link and location of master bedroom, with associated fenestration, too close to neighbouring garden and property; will harm private amenity by noise, smells, light pollution. • Views to/from the river will be harmed. 	

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7	30	10.1	<p><u>Amend condition no.2, as follows:</u></p> <p>The development shall be undertaken in full accordance with the submitted materials schedule (document reference: 0534-dRMM-ZZ-ZZ-SC-A-0210 PI, dated 10.05.2021) unless otherwise agreed in writing by the Local Planning Authority. commenced unless and until a schedule of materials and samples of such materials, finishes and colours to be used for external walls, windows and doors, roofs, rainwater goods have been submitted to and approved in writing by the Local Planning Authority. All materials used shall conform to those approved.</p>	Update
7	31	10.1	<p><u>Update wording of condition no.4, as follows:</u></p> <p>No development shall commence until Prior to occupation of the development hereby approved, a further detailed Scheme of Soft and Hard Landscape Works has been submitted to and approved in writing by the Local Planning Authority....</p>	Update
7	31	10.1	<p><u>Amend condition no.5, as follows:</u></p> <p>No The development hereby approved shall be undertaken in accordance with the Bat Survey Report dated 28 September 2017.</p>	Correction
7	31	10.1	<p><u>Amend condition 6, as follows:</u></p> <p>No development shall commence until Prior to the occupation of the development, a further detailed Eco-systems Services Statement shall be submitted to and approved in writing by the Local Planning Authority, which includes measures to be incorporated into the scheme which accord with the SDNPA Ecosystems Services Technical Advice Note 2019. The development shall thereafter be implemented in full accordance with the agreed details.</p>	Update
7	31	10.1	<p>Delete conditions 7 & 8 (surface and foul water drainage) within the recommendation. Officer note – Drainage already primarily implemented under the 2014 consents.</p>	Update

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7	32	10.1	<p><u>Amend condition no.9 as follows:</u></p> <p>No development shall commence until details and a method statement for the restoration works of the granary barn, including the insertion of the new mezzanine floor, and outbuildings have been submitted to and approved in writing by the Authority. The works shall be carried out in full accordance with the approved details and methodology.</p> <p>The development shall be undertaken in full accordance with the submitted Method Statement (revision E, dated January 2021).</p>	Update
7	32	10.1	<p><u>Amend condition 11, as follows:</u></p> <p>Prior to the installation of windows and doors in the link building, the new build former stables and machine store and conversion of the dairy shed shall commence until written documentary evidence has been shall be submitted to, and approved in writing by the Local Planning Authority, demonstrate that these buildings will maximise energy efficiency measures beyond the 2013 Building Regulations Part L Dwelling Emission Rate (DER)/Target Emission Rate (TER) standards; provide a 20% reduction in CO2 emissions through the use of renewable sources; and not exceed a maximum of 110 litres/person/day internal water use in the form of a design stage SAP calculations and a water efficiency calculator, unless otherwise agreed in writing by the Local Planning Authority. The dwelling's development shall, thereafter, be constructed in full accordance with these details.</p>	Update
7	33	10.1	<p><u>Amend condition 19, as follows:</u></p> <p>No development shall commence beyond slab level until Prior to the occupation of the dwelling, a detailed external lighting scheme that accords with the SDNPA Dark Night Skies Technical Advice Note (2021) has been submitted to and agreed in writing by the Local Planning Authority. The external lighting scheme shall thereafter be implemented in full prior to the site being brought into use and retained thereafter.</p>	Update

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			Reason: In the interests of the amenities of nearby residential properties and dark skies.	
7	33	10.1	<p><u>Additional condition, as follows:</u></p> <p>Prior to the insertion of the mezzanine floor in the granary barn, a method statement for its installation shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in full accordance with the approved details and methodology.</p> <p>Reason: To ensure the works are undertaken sensitively.</p>	Additional condition
8	52	10.1	<p><u>Amend condition no.3, as follows:</u></p> <p>No works shall be commenced unless and until a schedule of materials and samples of such materials, finishes and colours to be used for external walls, windows and doors, roofs, rainwater goods have been submitted to and approved in writing by the Local Planning Authority. All materials used shall conform to those approved.</p> <p>The development shall be undertaken in full accordance with the submitted materials schedule (document reference: 0534-dRMM-ZZ-ZZ-SC-A-0210 PI, dated 10.05.2021) unless otherwise agreed in writing by the Local Planning Authority. In addition, prior to the insertion of windows and doors and any mechanical ventilation and soil/vent pipes the following shall be provided:</p> <p>The details to be submitted shall also include:</p> <ul style="list-style-type: none"> i. Details of external flues, background and mechanical ventilation, soil/vent pipes and their exits to the open air; ii. Large scale section and elevation details of all external windows and doors (of not less than 1:10 scale) including vertical and horizontal cross-sections through openings to show the depths of reveal, heads, sills and lintels as appropriate;... 	Update
8	52		<u>Amend condition no.4, as follows:</u>	Update

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			No works to install rainwater goods shall be commenced unless and until the following are submitted to and approved in writing by the Local Planning Authority...	
8	53	10.1	<p><u>Amend condition no.6, as follows:</u></p> <p>No works shall commence until details and a method statement for works to the restoration of the granary barn and outbuildings have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be undertaken in full accordance with the approved details.</p> <p>The development shall be undertaken in full accordance with the submitted Method Statement (revision E, dated January 2021).</p>	Update
8	53	10.1	<p><u>Amend condition no.8, as follows:</u></p> <p>Prior to the installation of windows and doors in the link building, the new build former stables and machine store and conversion of the dairy shed shall commence until written documentary evidence has been shall be submitted to, and approved in writing by the Local Planning Authority, demonstrate that these elements of the development will maximise energy efficiency measures over the 2013 Building Regulations Part L Dwelling Emission Rate (DER)/Target Emission Rate (TER), provide a 20% reduction in CO2 emissions through the use of renewable sources, and not exceed a maximum of 110 litres/person/day internal water use in the form of a design stage SAP calculations and a water efficiency calculator, unless otherwise agreed in writing by the Local Planning Authority. The dwellings development shall, thereafter, be constructed in full accordance with these details.</p>	Update
9	.	.	<p><u>Additional correspondence from Applicant</u></p> <ul style="list-style-type: none"> • Applicant seeking to deliver 1,000 new affordable homes per year across the South and South West, supported by Homes England grant funding. • Proposals will contribute to the c.31,000 properties already managed by the company and its 90,000 customers. 	Update

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Update Sheet



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			<ul style="list-style-type: none"> • All profits are re-invested into the provision of further affordable homes. • Applicant sees an unmet need in Petworth • Delivering a 100% affordable scheme will go beyond the extant Permission. • Housing Officer's comments corroborate how Homes England funding is achieved. 	
10	96	10.1	<p>Further Conditions required by ESCC Highway Authority</p> <p>8) The approved signage shall comply where required with passive safety legislation (BS EN 12767:2019 Passive safety support structures for road equipment, requirements, classification and test methods) recommended by the British Standards Institute. Reason: To ensure the safety of persons and vehicles proceeding along the highway.</p> <p>9) The approved signage shall not obstruct the visibility of drivers using the Seven Sisters car park access where it joins the public highway. Reason: To ensure the safety of persons and vehicles proceeding along the highway.</p>	Further conditions
11			<p>Recommendation</p> <p>1) That authority be delegated to the Director of Planning <i>Development Manager</i> to grant listed building consent subject to</p> <ol style="list-style-type: none"> The conditions set out at paragraph 10.1 of the report; No further material considerations being raised prior to the close of the statutory publicity period on 10 December 2021. <p>2) In the case that further material considerations are raised prior to the close of the statutory publicity period on 10 December 2021, that the application be considered by the Planning Committee or referred to the Secretary of State.</p>	Correction