

SDNPA Planning Committee – 13 April 2023



Planning Committee Update Sheet

Agenda Item	Page No	Para	Update	Source/Reason
6	14	4.3	<u>Consultee response received</u> Drainage: No objection, subject to conditions.	Update
6	14	4.5	<u>Consultee response received</u> Environment Agency: No comments.	Update
6	14	4.7	<u>Consultee response received</u> Environmental Health: No objection.	Update
6	.	.	<p><u>Further information:</u></p> <p>A short statement about heritage impacts has been received from Applicant's agent, in response paragraph 7.26 of the Committee Report which cites the absence of a Heritage Statement. It outlines the following:</p> <ul style="list-style-type: none"> • No impact upon the setting of the cemetery chapels NW of the site due to lack of relationship between the two given distances and topography. • Limited relationship with Cliff Cottage due to topography, intervening trees and access. • Redesigned building is further away from Cliff Cottage and its southern end is lower than the previous proposals. - Less than substantial harm caused. <p>Proposals are acceptable in relation to heritage impacts.</p>	Update

Agenda Item	Page No	Para	Update	Source/Reason
6			<p><u>Further information:</u></p> <p>Response from the Applicant's agent to third party objection, as follows:</p> <ul style="list-style-type: none"> • Substantial need for extra care accommodation; site allocated for specialist housing. • No in-principle objection for a more intensive use; does not result in overdevelopment. • Not major development and did not form part of the previous refusal. • A landscape-led approach was undertaken and ecosystems services enhancements proposed (eg. biodiversity net gain, landscaping strategy). • No consultee objections regarding the landscaping proposals. • Built form and heights respond to the immediate context; proposals will make a positive contribution to the character and appearance of the area. • Financial viability a consideration in the design. • No significant impact upon neighbouring residential amenities due to distances from them which accord with Design SPD and the proposed design. <p>No impact on trees and listed buildings.</p>	Update
7	37	1.2	<p>While the site has had no public recreational use and remains on private land, the northern part was used for a time as allotments and the southern part made available for Conifers School to use as a playground. The allotment use ceased in the 1980s and the northern part of the site has since been used for grazing. The school playing field was relocated to the land adjacent to the Works Yard in the late 1990s and a car park provided instead on the application site. The pertinent matter is that the site was allocated for residential development in the Local Plan and the existing school car park is to be retained in accordance with the policy.</p>	Clarification

Agenda Item	Page No	Para	Update	Source/Reason
8	59	Recommendation	Additional provision to be secured in the Section 106 Agreement as follows: 1) (ii) f. Permissive footpath route to Glaziers Lane	Additional commitment
8	62	3.6	A further pedestrian route is proposed to connect the site to the public rights of way network along Glaziers Lane.	Additional text
8	70	7.20	Delete the first two sentences of this paragraph and replace with the following text: An additional commitment has been secured to deliver a permissive pedestrian route from the site through the adjacent field onto Glaziers Lane, in accordance with the criteria in policy SD68. This will make use of an existing informal route across the field, owned by the Cowdray Estate (joint applicants). The route can avoid or cross if necessary the swales required for agricultural drainage. The connection to the public footpaths on Glaziers Lane can be achieved using an existing informal flight of steps. The public footpath connects to the recreation ground, primary school, allotments and graveyard and onwards into the village or into the surrounding countryside. Details of the provision of the new route including surfacing and management can be secured through the S106 Agreement.	Alternative text
8	73	9.3	<ul style="list-style-type: none"> Permissive footpath route to Glaziers Lane 	Additional commitment
9	91	4.3	Historic England: Comment On the basis of the information available to date, you do not need to notify us of this application under the relevant statutory provisions.	Clarification

Agenda Item	Page No	Para	Update	Source/Reason
10	101	Recommendation	Remove part I (ii) in light of the no objection received from Natural England	Update
10	107	4.15	<p>Further comments from Natural England</p> <p>No objection subject to appropriate mitigation being secured, specifically the delivery, management and maintenance of measures identified in the Water Neutrality Statement and associated documents to achieve water neutrality.</p> <p>Officer comment: please refer to paragraph 7.40. The conclusion on the Appropriate Assessment stands and the development will be water neutral for the purposes of the Habitat Regulations. Further technical details in relation to borehole provision and use are capable of being secured through the water neutrality obligations in the Section 106 Agreement and are also covered by separate regulations.</p>	Update
10	115	9.1	Delete “subject to a positive resolution on the water neutrality matter”	Update