



**MID SUSSEX**  
**DISTRICT COUNCIL**

**Agenda Update Sheet**

**District Planning Committee**

**Date 17<sup>th</sup> May 2018**

## **Agenda Section 5: Applications**

### **Part I - Recommended for Approval**

#### **ITEM: 1**

**APPLICATION NO: DM/17/4190**

#### **Pg 35 Appendix A – Recommended Conditions**

Condition 1 to be reworded as follows;

No development shall take place above slab level in any phase shown on drawing No. 160830/SL/RM/15 until details of the proposed external materials/finishes, for that phase, have been submitted to and approved in writing with the Local Planning Authority. The scheme shall only be implemented in accordance with the approved details.

Condition 6 to be reworded as follows;

No development shall take place above slab level in any phase shown on drawing No. 160830/SL/RM/15 until a lighting scheme, for that phase, has been submitted to and approved in writing with the Local Planning Authority. The development shall only be implemented in accordance with the approved details.

New condition to read as follows;

Notwithstanding the details shown on the submitted drawings, details of the layout for plots 165 and 213-221, including associated access arrangements and the adjacent estate footpath, shall be submitted to and approved in writing with the Local Planning Authority prior to the commencement of any development within phase 2 of the development as shown on drawing no. 160830/SL/RM/15. The development shall only be implemented in accordance with the approved details.

Reason: To protect the ecological value of the site and to accord with Policy DP38 of the District Plan 2014-2031.

New condition to read as follows;

No development shall take place above slab level in any phase shown on drawing No. 160830/SL/RM/15 until the following details, relevant to that phase, have been submitted to and approved in writing with the Local Planning Authority;

- The position of the rainwater downpipes on all the building frontages facing the street showing the position of the downpipes on the full terrace and semi-detached grouping.
- The design of the front entrances and porch-ways serving the blocks of flats except for 274-279

The scheme shall only be implemented in accordance with the approved details.

Reason: To ensure the quality of the proposed buildings and to accord with Policy DP26 of the District Plan 2014-2031.

New Condition to read as follows;

Prior to the first occupation of any dwelling, details shall be submitted to and approved in writing with the Local Planning Authority setting out how on-street parking and servicing associated with plots 314-320 is to be controlled. Once approved, these measures shall be implemented prior to the occupation of any of these dwellings.

Reason: In the interests of highway safety and to accord with Policy DP21 of the District Plan 2014-2031.

New Condition to read as follows;

No development shall take place above slab level until details of the proposed swales, which shall include details of their location in relation to RPA's and a method statement for their construction, have been submitted to and approved in writing with the Local Planning Authority. The scheme shall only be implemented in accordance with the approved details.

Reason: To protect the ecological value of the site and to accord with policies DP37 and DP38 of the Mid Sussex District Plan.

The following informatives are to be added;

1. In accordance with Article 35 Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. In order to discharge the condition 15 (levels) of planning permission DM/16/4496, the Council will require the design and configuration of the full terrace house groupings and adjacent parking in respect of plots 231-233 and the terraces that do not already feature on the street elevations to be submitted to support the levels approach.