



MID SUSSEX
DISTRICT COUNCIL

Agenda Update Sheet

District Planning Committee

Date 12th July 2018

Agenda Section 5: Applications

Part I - Recommended for Approval

ITEM: 1

APPLICATION NO: DM/18/1580

Pg 22 Appendix A – Recommended Conditions

Condition 11 to be reworded as follows;

No development shall take place in respect of phase 2 unless and until details of the mitigation measures to address the issues raised within the Wind Microclimate Desktop Study Rev A by Hoare Lea, dated the 25th January 2016, has been submitted to and approved in writing with the Local Planning Authority. The submission will be supported by a timetable for implementation and the scheme shall only be implemented in accordance with the approved details.

Pg 23 Appendix A – Recommended Conditions

Condition 12; the date of the report should read 'August 2017'.

Pg 24 Appendix A – Recommended Conditions

Condition 14 to be reworded as follows;

The development hereby shall only be implemented in accordance the recommendations contained in the Temple Ecological Appraisal Report dated the 22nd September 2015, and details shall be submitted to and approved in writing with the Local Planning Authority, prior to the respective phase of development, demonstrating how they have been incorporated into the scheme. This has been discharged insofar as phase 1 as per application DM/17/35688.

Condition 15 to be reworded as follows;

No development shall take place in respect of phase 2 unless and until a scheme for protecting any residential units within the development from noise generated by traffic or other external sources, has been submitted to, and approved in writing by, the local planning authority. All works that form part of the scheme shall be completed before any part of the noise sensitive development is occupied. Unless otherwise agreed in writing, the submitted scheme shall demonstrate that the maximum internal noise levels in bedrooms and living rooms in residential properties post construction will be no greater than 30 dB LAeq T (where T is 23:00 - 07:00) and 35 dB LAeq T (where T is 07:00 - 23:00).

Condition 16 to be reworded as follows;

No development shall take place in respect of phase 2 unless and until a plan setting out the design and servicing arrangements for both service yards 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.

Pg 28 Appendix A – Recommended Conditions

Condition 33 the following plan numbers should be updated;

319 D 11/07/2018
350 D 11/07/2018
351 D 11/07/2018

Pg 29 Appendix A – Recommended Conditions

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 86 presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. The applicant/developer should enter into a formal agreement with Southern Water to provide the necessary infrastructure required to service this development. Please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (Tel 01962 858688), or www.southernwater.co.uk.
3. You are advised that this planning permission requires compliance with a planning condition(s) before development commences. You are therefore advised to contact the case officer as soon as possible, or you can obtain further information from: <http://www.midsussex.gov.uk/9276.htm> (Fee of £97 will be payable). If you carry out works prior to a pre-development condition being discharged then a lawful start will not have been made and you will be liable to enforcement action.
4. The proposed development will require formal address allocation. You are advised to contact the Council's Street Naming and Numbering Officer before work starts on site. Details of fees and developers advice can be found at www.midsussex.gov.uk/streetnaming or by phone on 01444 477175.
5. We expect the Construction Management Plan to include details of delivery times and routes taking into account of surrounding schools.
6. Every opportunity should be taken to encourage the take up of the community toilet scheme with the appropriate operators.