



MID SUSSEX
DISTRICT COUNCIL

Agenda Update Sheet

Planning Committee B

Date: 30th August 2018

PART II – RECOMMENDED FOR APPROVAL

ITEM 1

APPLICATION DM/18/0213

P.7 Description

Replace “3018” with “2018”.

P.10 Tree Officer comments:

“I’ve reviewed the amended AIA/AMS report, please find my comments below.

The applicant has now included all trees within influencing distance of the property.

A basic TPP has also been submitted which details the extent/position of protective fencing on site.

The footprint of the planned extension encroaches into the RPA of trees T1-T6, the extent of this incursion has not been calculated. However, the plans submitted show that this incursion is most likely below the 20% suggested maximum.

Some facilitative pruning of T3 & T4 is mentioned in the report but not detailed within the tree works schedule.

There is still some concern over trees on site shading the property and the post development pressure this may bring to remove the trees.

In conclusion, I would suggest that all excavations within the RPA of surrounding trees be undertaken in accordance with advice set out in BS 5837 (2012) Paying attention to treatment of disturbed roots and foundations within RPAs.

The quality trees to the rear of the site will most likely suffer from the development. However, these trees do not hold a high amenity value and are out of public view so statutory protection is not an option.

No further objection.”

P.28 Appendix A

Replace condition 7 with following:

No part of the development shall be first occupied until the car parking provision for the existing and proposed dwellings has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To ensure adequate parking and manoeuvring provision is provided and to accord with Policy DP21 of the Mid Sussex District Plan 2014-2031.

ITEM 2

APPLICATION DM/18/1435

P.62 Additional pre-occupation condition number 22 (re-number following conditions accordingly)

22. The residential units hereby permitted shall not be occupied until the glazed balustrades surrounding the balconies have been provided in accordance with the approved plans. Thereafter the balustrade shall be retained permanently and only the areas indicated for such a use shall be used as a balcony area (as shown on drawing 2.03/G) and no other part of the external third floor area.

Reason: To safeguard the amenities of nearby residents and to accord with Policy DP26 of the District Plan.

PART II – RECOMMENDED FOR REFUSAL

ITEM 4

APPLICATION DM/18/0884

P92. Appendix A

Amended plans list as follows:

Plan Type	Reference	Version	Submitted Date
Location and Block Plan	H4295.0.PA3		25.05.2018
Existing Floor and Elevations Plan	H4295 002	C	25.05.2018
Proposed Floor Plans	H4295.0.PA1		25.05.2018
Proposed Elevations	H4295.0.PA2		25.05.2018
Proposed elevation Relationship to no.34	H4295.0.PA4		11.07.2018