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21 November 2018

Dear Councillor,

A meeting of **DISTRICT PLANNING COMMITTEE** will be held in the **Council Chamber** at these offices on **THURSDAY, 29TH NOVEMBER, 2018 at 2.00 pm** when your attendance is requested.

Yours sincerely,  
KATHRYN HALL  
Chief Executive

### **A G E N D A**

	<b>Pages</b>
<b>Agenda Update Sheet</b>	<b>3 - 6</b>

#### Human Rights Act

The reports and recommendations set out in this agenda have been prepared having regard to the requirements of the Human Rights Act 1998.

#### Risk Assessment

In formulating the recommendations on the agenda, due consideration has been given to relevant planning policies, government guidance, relative merits of the individual proposal, views of consultees and the representations received in support, and against, the proposal.

The assessment of the proposal follows the requirements of the 1990 Town and Country Planning Act and is based solely on planning policy and all other material planning considerations.

Members should carefully consider and give reasons if making decisions contrary to the recommendations, including in respect of planning conditions.

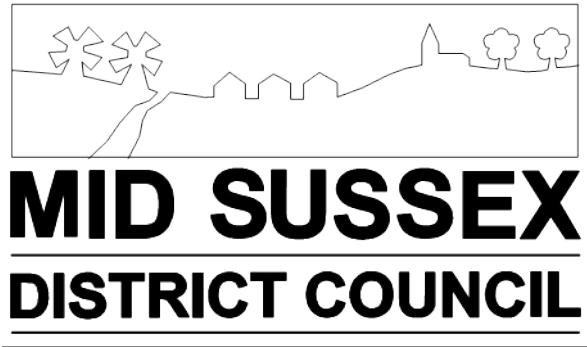
Where specifically relevant, for example, on some applications relating to trees, and on major proposals which are likely to have a significant impact on the wider community, potential risks associated with the proposed decision will be referred to in the individual report.

**NOTE:** All representations, both for and against, the proposals contained in the agenda have been summarised. Any further representations received after the preparation of the agenda will be reported verbally to Members at the meeting. Any other verbal or additional information will be presented at the meeting.

The appropriate files, which are open to Member and Public Inspection, include copies of all representations received.

Members are also reminded the representations, plans and application file will also be available for inspection at these offices from 6.00 p.m. on the day of the meeting.

To: **Members of District Planning Committee:** Councillors R Salisbury, J Wilkinson, C Hersey, C Holden, E Matthews, N Mockford, P Moore, D Sweatman, A Watts Williams and P Wyan



**Agenda Update Sheet**

**District Planning Committee**

**Date 29<sup>th</sup> November 2018**

## **Agenda Section 6: Applications**

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

#### **ITEM: 6**

**APPLICATION NO: DM/18/2342**

#### **Representations:**

51 further letters of objections raising the following additional points:

- concerned about the potential impact on two preserved Oak trees T70 and T71 which evidence indicates are veteran specimens. The Woodland Trust recommends that root protection areas of 15x the stem diameter, or 5m beyond the crown (whichever is greater) are provided
- approval of the application would undermine the primacy of the development plan and set a precedent
- circumstances have materially changed since the Secretary of State's decision because the Council have an up to date District Plan and can demonstrate a 5 year land supply
- approval would be inconsistent with a decision made in August 2018 for 18 dwellings to the west of this site

#### **Consultations**

##### **West Sussex County Council (WSCC) Lead Local Flood Authority (LLFA)**

Having reviewed the revised FRA our comments remain the same as the previous consultation on this site (DM/15/0626) and we have no objection to the development with regards to surface water risk based on the information provided within the FRA, subject to the conditions suggested by the Mid Sussex Drainage Engineer, Fiona Bishop.

#### **ITEM: 7**

**APPLICATION NO: DM/18/2616**

#### **APPENDIX A - RECOMMENDED CONDITIONS**

**P.145** - Amend part b) of condition 10 to read:

A site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk study created in accordance with BS10175:2011+A1:2013 and BS 8576:2013 Guidance on investigations for ground gas. Where possible the laboratory analysis for permanent gases and Volatile Organic Compounds (VOCs) should be accredited by the Environment Agency's Monitoring Certification Scheme (MCERTS). The report shall refine the conceptual model of the site and state either that the site is currently suitable for the proposed end-use or that will be made so by remediation;

#### **ITEM: 9**

**APPLICATION NO: DM/18/4039 (Land at Barn Cottage)**

Pg 209 – Add

## SUMMARY OF REPRESENTATIONS

2 representations have been received objecting to the application for the following reasons:

- The new application drops the ridge line somewhat, but the footprints and locations of these blocks remain the same. The overall bulk is still entirely out of keeping with the character of a village that contains no other housing on anything like this scale.
- The proposed blocks retain an alien, urban character that by definition is inimical to the character of the village. The revised application therefore fails to satisfy the requirements of DP 26 and should be refused permission for this reason.
- Developers should rethink their concept and produce a more imaginative and sensitive proposal, one that responds credibly to the full scope of the reasons for refusal.

3 representations have been received supporting this application for the following reasons:

- Support this present application subject to the condition attempting to be imposed by the Urban Designer in respect of the provision of trees to the northern boundary being removed.
- Would prefer no development but recognise that outline consent has been granted and development is inevitable, new plans are far more in keeping with Sussex style and believe alterations have been made to overall height of apartment blocks.
- Concerned that if new application is rejected and the previous application is passed at appeal the three storey buildings may be built on the brow of the hill.

Pg 220      Appendix A – Recommended Conditions

Condition 2 to be re-worded as follows;

No development above ground floor slab level shall commence unless and until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials, finishes and type of all boundary treatment to be erected. Development shall be carried out in accordance with the approved details prior to the occupation of the dwellings.

Reason: as per agenda

Condition 3 to be re-worded as follows;

No development above ground floor slab level shall commence unless and until there has been submitted to and approved in writing by the Local Planning Authority the detailed design of the windows to the houses. Development shall only be carried out in accordance with approved details.

Reason: as per agenda

Condition 4 to be re-worded as follows;

No development above ground floor slab level shall commence unless and until there has been submitted to and approved in writing by the Local Planning Authority the detailed

design of the pergolas situated over the parking for the flats. Development shall be carried out in accordance with the approved details prior to the occupation of the flats.

Reason: as per agenda