



Agenda Update Sheet

Planning Committee

Date: 19th December 2019

ITEM 5

Application DM/18/0421

P.13 Mid Sussex District Plan 2014-2031

Add: Policy DP28:Accessibility

P.25 Sustainability

Add:

Furthermore, the agent has confirmed that they are happy to install the electric vehicle ducting to future proof the development. Details of which can be secured by a suitably worded condition.

P.31 Other Matters

Add:

Accessibility

District Plan Policy DP28 requires all development to meet and maintain high standards of accessibility so that all users can use them safely and easily. Specifically on a scheme this size, 20% of dwellings should meet Category 2 Accessible and Adaptable dwellings under the Building Regulations regime, unless site topography makes such standards unachievable by practicable or viable means or where a scheme is proposed specifically intended for the needs of particular individuals where a greater proportion may be appropriate.

The agent has confirmed that units G1,G2 and G3 will meet these standards, as such a condition is recommended to ensure that three of the 14 dwellings meets the Category 2 standard.

P.36 APPENDIX A – RECOMMENDED CONDITIONS

Add:

12. The development hereby approved shall be carried out to provide at least 20% of dwellings to meet relevant Building Regulation Standards for Accessible and Adaptable Dwellings.

Reason: To accord with Mid Sussex District Plan Policy DP28 which seeks to maintain a high standard of accessibility.

13. No development shall be carried out above ground slab level unless and until details of charging points ducting for electric cars to be provided on the site have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with those approved details and thereafter retained unless otherwise agreed in writing by the Council.

Reason: To provide for the use of low emission cars in accordance with current sustainable transport policies and to accord with Policy DP21 of the District Plan.

ITEM 6

Application DM/19/3144

P36 APPENDIX A – RECOMMENDED CONDITIONS

Add:

No development shall be carried out above ground slab level unless and until details of charging points for electric cars to be provided on the site have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with those approved details and thereafter retained unless otherwise agreed in writing by the Council.

Reason: To provide for the use of low emission cars in accordance with current sustainable transport policies and to accord with Policy DP21 of the District Plan.

ITEM 9

Application DM/19/4180

P100

Drainage response: The application is for a change of use with no changes to the built footprint. We would not usually provide comment on a development of this nature. We are happy for the means of drainage to be managed through Building Regulations.

Additional Consultee response: Natural England does not object to the granting of this permission and agrees to the MSDC Ashdown Forest mitigation measures.

Additional representation – from MSDC Estates and Facilities Team

- The loss of the Post Office is not of benefit to the community.
- Energy efficiency of the building has not been considered.

RECOMMENDED FOR REFUSAL

ITEM 10

Application DM/19/2060

District Plan Policy DP28 requires all development to meet and maintain high standards of accessibility so that all users can use them safely and easily. Specifically on a scheme this size, 20% of dwellings should meet Category 2 Accessible and Adaptable dwellings under the Building Regulations regime, unless site topography makes such standards unachievable by practicable or viable means or where a scheme is proposed specifically intended for the needs of particular individuals where a greater proportion may be appropriate.

As the application does not identify which dwellings within the scheme will meet the above policy requirement, and to protect the Council's position in the event the appeal, the following additional reason for refusal is suggested;

'The proposal fails to make adequate provision to meet and maintain high standards of accessibility so that all users can use them safely and easily. Therefore the application fails to comply with policy DP28 of the Mid Sussex District Plan.'

P134 Reason for Refusal

Reason 6 should refer to Ashdown Forest SAC not SPA.