

SUPPLEMENTARY REPORT

Supplementary Report on correspondence received since the publication of the report relating to applications being considered at the meeting of the Planning Applications Committee on 20 June 2007

**LW/07/0099
Kingston**

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On 1 June 2007 the applicant submitted amended plans omitting the previously proposed hardstanding. A detailed letter containing a summary and a rebuttal of the grounds of objection which the applicant was aware of at the time was included. This is available to Committee Members on request.

Further objections and comments have been received from two previous objectors, the main points of which are summarised below.

- (a) It has been requested that the application be deferred so that further time can be given by the writer or his lawyers to receive details of the amended plans and to adequately consider the implications of the change. The writer emphasises that the hard standing is a “very significant” part of the application. (Officers note: The hard standing has been removed from the application in the amended plans. In other respects the application is as originally submitted).
- (b) It has been suggested that a condition should be imposed (if permission is granted) removing future ‘permitted development’ rights from the building. (Officers note: The removal of future ‘permitted development’ rights is recommended in condition 4 in the main report, as amended below).
- (c) There has been a huge increase in traffic using Wellgreen Lane over the past two years. Even a slight increase in traffic (particularly if it is tractors, horse boxes or delivery vehicles) off The Holdings could affect highway safety. At Flint Farm (adjacent to The Holdings), the stables there can attract up to eight parked cars at weekends, causing disruption in terms of noise and access. The proposed development would result in an increase in traffic.
- (d) The stabling at Flint Farm, adjacent to The Holdings, have demonstrated how privacy can be lost through equestrian activities, such as riding lessons. The current application would cause a further loss of privacy.

Officers note: Amend recommended condition 4 to read:

“Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no development described in **Part 6, Classes A or B of Schedule 2**, other than hereby permitted, shall be undertaken unless the Local Planning Authority otherwise agrees in writing”.

Following a site meeting between the applicant and East Sussex County Council Highway Authority, the originally issued Highway objection regarding visibility splays has been overcome. The applicant has been able to satisfactorily illustrate to the Highway Authority that safe visibility site lines are achievable to both the east and west of the site. Consequently there are now no objections to the application and the amended officer recommendation is for approval, subject to the following conditions:-

1. The development hereby approved shall not be commenced on site until the existing post and rail fence or any other future means of enclosure fronting the site east of the vehicular access has been set back to an appropriate distance from the carriageway, in accordance with details to be submitted to and approved in writing by the Planning Authority and thereafter carried out in accordance with that consent.

Reason: To ensure that persons and vehicles entering and leaving the access have reasonable visibility sightlines and to prevent any encroachment onto the adopted highway; and in accordance with Policies ST3 and E17 of the Lewes District Local Plan.

2. The site shall only be used for the purposes of holiday lets between the months of April and September inclusive and at no other time. Between the months of October to March inclusive the tents shall be demounted.

Reason: Due to the close proximity of the site to the floodplain and the potential for flooding and to allow the Council to retain control over the site in accordance with Policy ST3 of the Lewes District Local Plan.

3. No development shall take place until full details of both hard and soft landscape works to the north western side of the site have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.

Reason: To protect residential/visual amenities having regard to Policies ST3 and CT1 of the Lewes District Local Plan.

4. The holiday let tents hereby approved shall be used for short term holiday accommodation only and for no other purposes (including any purposes in Class C3 of the Schedule to the Town and Country Planning (use Classes) Order 1987), or in any other provision equivalent to that class in any statutory instrument revoking and re-enacting that order.

Reason: To allow the Council to retain control over the site and having regard to Policy ST3 of the Lewes District Local Plan.

5. The holiday let tents hereby permitted shall not be occupied by any individual or group of individuals for any period which exceeds 28 consecutive days or involves any reoccupation by that individual or group of individuals within 28 days of the end of that period in any one calendar year unless prior written approval has been granted by the Local Planning Authority.

Reason: Permission is only granted on the basis that the use is for holiday accommodation and to allow the Council to retain control over the site and having regard to Policies ST3 and E17 of the Lewes District Local Plan.

Letter of support received from applicant who is unable to attend the planning committee meeting to speak in support of their application. They suggest that the application should be supported by the committee because:

- It will provide a low cost country holiday environment that is ecologically based and in a secure environment;
- The concept is aimed at small family unit and it is not envisaged that the application will require further amenities other than the tents;
- It is expected that the accommodation will attract walkers, cyclists, and those seeking outdoor pursuits;
- Due to the small size of the site it is not anticipated that the holiday lets will have any impact on the local community;
- Local opposition is unfounded and the site is far enough away from neighbouring properties to cause any problems; and
- All Highway Authority issues have been overcome and sightlines in both directions from the site are now satisfactory.

The applicant concludes by asking the committee to look favourably at this low key, environmentally friendly application.

Letter of objection received from a neighbouring resident who is also unable to attend the planning committee meeting to speak against the proposal. They suggest that the application should be refused by the committee because:

- The site has been extensively developed over the past few years and direct neighbours have suffered a huge loss of privacy, with the neighbours now completely overlooking private space;
- The tent development is easily visible from neighbouring amenity space and due to the raised elevation of the track has the tents would be afforded unrestricted views into this amenity space;
- If they are erected it is considered that that tents should face out eastwards and not westward towards neighbouring properties;
- If approval is given there is also a need for sufficient screening to the west;
- It is stated that the tents are temporary, but steps need to be taken to ensure that they do not become permanent;
- The applicant has already prepared the land for the development and excavated much rubble. This has all been dumped down the side of the railway embankment just yards from the bottom of neighbour's gardens. It looks unsightly and is obviously to stay there;
- Building rubbish is regularly burnt on site including plastic and the fumes are a nuisance for neighbours.

The objector concludes by stating that a greater consideration of the affects the development will have on the local environment and residents.

The Highway Authority has raised no objections to the application, subject to conditions, in response to the amended plans. Recommend add Condition 5 to the main report "5. H34C n- Highway Authority Conditions". (ST3).

Two further letters of objection received, the main grounds being increased pressure for parking (with the removal of an on-road space because of the access to the new driveway), that the new parking space in the front garden would be out of keeping with these old character cottages, that loss of light to a house across the road would occur, and that highway safety would be worsened with associated threat to pedestrians.