

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 11 July 2007

LW/07/0077 **Page 3**
Ringmer

Letter received from the Government Office for the South East serving an Article 14 Direction on the application. This means that **the Secretary of State has directed the Council not to grant planning permission for the development without her authorisation**. No formal determination has been made yet as to whether to call in the application but the Direction has been issued to enable them to have more time to consider the proposal.

The Direction does not prevent the Planning Committee from considering the application, or resolving to grant permission, but, if permission is resolved to be granted, the formal decision notice can not be issued without the Secretary of State's authorisation.

Nine further letters of objection received raising no new points

Two further letters of support received, including one from Sussex Enterprise – the Council should support local businesses with their efforts to combat climate change.

The following Members of the Planning Committee visited the site with planning officers on Monday 9 July:- R Allen, S Davy, I Eiloart, P Gardiner, B Groves, T Jones, R Maskell and D Mitchell. Members also viewed the site from a number of the viewpoints referred to in the application, including Firle Beacon and Ringmer Village Green.

LW/07/0325 **Page 31**
Lewes

Late correspondence has been received from the Environment Agency objecting to the provision of kitchen accommodation on the lower ground floor of some of the units, below previously experienced flood levels. In the light of this objection, the application has been withdrawn from the agenda and will be reported to the Planning Committee at a future date following the submission of amended plans, reconsultation with the Environment Agency and further public consultation as appropriate.

LW/07/0456 **Page 58**
Barcombe

One additional letter of support received from Harveys Brewery, stating the application should be supported because:

- The Royal Oak is the focal point of village life and the current landlord, Mr Austen, who is applying for the new house is key to making the pub the centre of village life.
- Since taking the freehold for the pub Harveys Brewery have sought to keep Mr Austen at the pub in order to maintain the businesses long standing connections with the village of Barcombe.
- The house will be built for Mr Austen and his family to live in so that they can maintain running the pub, which will ensure the pub remains an important part of village life.
- If the application is supported then Mr Austen's positive contribution to the running of the Royal Oak and village life can be continued and in doing so strengthen links to local businesses within the community.

Additional information regarding the need for the house was received from the applicant Mr Austen. He states that the new house is needed because:

- Having run the pub for 24 years and having lived in the flat above the pub, a house is needed in order to gain a degree of privacy and space, and mean that he can continue to run the pub.
- The freehold for the pub has been sold to Harveys Brewery, but they have given the applicant a contract as Landlord to run the pub for the next 10 years. The new house will mean that it will be possible to stay in Barcombe and continue to run the pub.
- Staying in Barcombe will also mean the applicant can continue his support of sport and village life in general where he is president of the Barcombe Bowls Club and Barcombe Football Club and his place on the Barcombe Parish Council.

LW/07/0576
Wivelsfield

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- Further letter received from Mid Sussex Area Bridleways Group stating no objection to the proposed mitigation works. However, works provide no improvement from the safety aspect. There is a ditch on one side and an electric fence on the other. Vehicles using the bridleway and horse riders cannot safely pass each other. Would have liked to have seen improvements extended to the section of bridleway between South Road and the site.
- **Officer Response** – Vehicular activity along this stretch of bridleway is expected to be light. A horse rider or vehicle could meet along this stretch irrespective of whether the bridleway had been resurfaced or not. Such an objection is not considered to hold weight therefore.
- The issue of resurfacing a longer stretch of the bridleway is covered in paragraph 6.7 of the officer's report.
- Amendment on Page 77 – Condition 1 should read "drawing no. PD02 date stamped 25 June 2007"