

Supplementary Report to the Planning Applications Committee
on 19th July 2017

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Peacehaven

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Add condition 6:

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with National Policy Guidance contained in the National Planning Policy Framework 2012.

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Add condition 8:

A cycle storage facility for each house shall be provided before first occupation of each respective house, in accordance with details which shall first be submitted to and approved by the Local Planning Authority.

Reason: To promote sustainable travel patterns, having regard to national planning advice in the National planning Policy Framework.

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At the end of paragraph 6.10, add:

“These concerns have been addressed by way of amended plans.”

Environmental Health: No objection

Subject to conditions relating to hours of construction, dust control, and an informative with respect to waste management.

A letter of objection has been received from 3 Southview Road. The representation does not raise any new material planning considerations that have not already been accounted for in the main committee report.

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Add condition 4:

A cycle storage facility for each house shall be provided before first occupation of each respective house, in accordance with details which shall first be submitted to and approved by the Local Planning Authority.

Reason: To promote sustainable travel patterns, having regard to national planning advice in the National Planning Policy Framework.

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A letter in support of the application has been received from the agent on behalf of the applicant. The agent cannot attend the Committee meeting but wanted this letter to be read to the Committee and this can happen on request by Members. In summary, the letter makes the following points:

- The extension is for use by the applicant's elderly mother and would provide walk in shower facilities and the applicants therefore appreciate the support needed for elderly relatives
- The applicants do not wish to be unneighbourly and have agreed to paint the proposed wall which faces No. 34, in white, so that it reflects light and brightens the internal area of the kitchen at No.34.
- It is reiterated that there is an existing high boundary wall between the application property and No.34 and that the proposed extension should not impact greatly on the living conditions for the occupants of No.34.
- There is a similar arrangement between No.36 and 38 Quarry Lane, where the kitchen at 36 is near to the extension built at 38.
- The kitchen is used at food preparation times only and is not considered to be impacted extensively by loss of light.

A letter has also been received from the applicants, Mr and Mrs Wells, in response to the objections. Their comments have been summarised as follows;

- The kitchen is east facing and would only receive early morning sunshine for part of the year.
- The wall of the extension is only 0.6m above the existing boundary wall shared with No.34 (the wall could also be filled in)
- The application is for a modest extension and set back over 5m back from the front elevation of the application property
- The proposed extension is like the one at No. 38 Quarry Lane.
- The privacy would be improved as a result of the proposed extension because the front door of the application property faces the kitchen door (at the side) of No 34.
- The proposed extension respects the character and appearance of the area.

Para 6.10 states that, *“The kitchen window in the eastern side of No. 34 is also a secondary window to the kitchen which has a dual aspect. There is a glazed conservatory on the rear which allows daylight/sunlight into this room via the rear of the property.”*

Please note: The window in the eastern elevation is the only window (apart from the window in the door) within the kitchen at No.34. There is no conservatory on the rear elevation of No. 34. There is a lean-to side addition which serves as a utility room. The lean to is not integral and cannot be accessed from inside the property so does not provide any additional light to the kitchen area.

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Lewes

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An additional letter received supporting the application as it is considered that the UPVC window will not harm the appearance of the modern building and the rest of the properties in Court Road already have plastic windows.

An additional letter and photographs received showing Greyfriars Court and its setting and window details.

Tree Preservation Order (No.4) 2017, Land at ‘Nuggets’ Valebridge Road, Burgess Hill.
Chaile & Wivelsfield

Email: Forestry Commission [relates to W1 of the Order]

“..... the final Restocking Notice will cover the felled area (which, I estimate to measure around 0.3ha.), to be planted with site native broadleaved trees at a density of 1,100 stems/ha. (or 330 trees) evenly distributed across the area.”
