

**Supplementary report to Lewes District Council's
Planning Applications Committee on 5 June 2019**

**LW/18/0877/FUL
Ringmer**

Page 5

Additional condition to be added –

The glazed panels in the dormers facing north east and south west shall be in obscure glass (obscurity level 4) and be permanently fixed shut and shall be maintained as such.

Reason: To protect the privacy and residential amenity of neighbours having regard to Policy ST3 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

**SDNP/18/01906/FUL
Telscombe**

Page 15

Letter received from the Chairman of the Gorham Gift Trustees, summarised as follows –

- After administering and maintaining its property the Trust should use surplus income to support the church and Vicar, upkeep the churchyard and relief of poverty in the local area
- Aim is to sustain and if possible increase the possibilities for people to live locally in the village not only in terms of increasing housing available to them but to encourage an active and thriving village
- Reasons for bringing the barn into viable and sustainable use is that it is no longer fit for purpose, barn is in a state of disrepair, would provide local housing , make use of the Trust owned building in the best possible way, to increase the Trust income stream to enable the Trust to carry on working to comply with Ambrose Gorham's wishes
- It is not possible to restrict occupation to local worker because there will be a limited pool of prospective tenants and the Trust cannot keep the building untenanted prejudicing revenue streams
- Failure to find revenue will result in the building deteriorating further.

The wording of condition number 11 is altered as follows –

The dwelling hereby approved shall only be occupied by local workers who need to be accommodated outside defined settlement boundaries and the applicant shall submit evidence in writing, within 28 days of first occupation subsequently as requested by the Local Planning Authority, to show compliance with the condition.

Reason: In order to comply with policy SD41 (1g) of the SDNP local Plan.

New condition 14 is added –

Details of the means of providing mitigation and nest boxes for birds and roosting facilities for bats shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented in accordance with that approval before the building is occupied.

Reason - To ensure that impact on wildlife is reduced and mitigated having regard to the National planning Policy Framework.

It is recommended that the following informative is attached to the decision notice:

The applicant is advised to consider how the development can reduce locally contributing causes of climate change and utilise renewable and low carbon technology such as air or ground sourced heat pumps in the development.