



## Delegated Decision:

### Determination of Planning Application 190706 - Land at Friday Street Farm, Stone Cross, East Sussex

**Decision Maker:** Director of Regeneration and Planning **Date:** 26 June 2020

#### Decision:

As the applicant has advised that it is their intention to resubmit their application (WD/2019/1994/MAO) into Wealden District Council in the coming weeks to establish if they could overcome/mitigate their reasons for refusal:

1. To delegate to the Head of Planning to refuse the Outline Planning permission (Matter for approval: Access) for proposed new access from Pennine Way to serve development of Land at Friday Street Farm, for up to 250 residential dwellings (35% affordable), with associated car parking, together with the introduction of new access point from Pennine Way, and creation of a network of roads, footways, and cycleways throughout the site; and the provision of 1.6ha of public open space, further children's play areas, allotments, sustainable urban drainage systems, and landscape buffers on the site, for the reasons outlined in the officer's report (and also set out below), unless a revised application is received by Wealden District Council within 4 weeks.

#### Reasons for Refusal:

The proposed access provides vehicular and pedestrian access to an existing farm, and in and of itself would appear to be an overly engineered access for farm use. Notwithstanding this planning permission for the development of the fields to the north has been refused and therefore the impacts and mitigation of the access in particular and the wider application in general cannot be assessed.

2. If such an application is received then the Head of Planning will defer issuing the refusal notice and bring the case back to Planning Committee with the update of the Wealden District Council consideration of the revised application.

#### Further information on delegated decision:

The Director of Regeneration and Planning.

- 1) Agreed to exercise powers conveyed on him to determine this application.
- 2) Had fully considered the Officers' report and addendum, consultation responses, the Chair's and other Committee member representations on the application.
- 3) Therefore agreed with the Officer's recommendation and exercised his powers having taken into account the development plan and all material considerations.

**Please note: this Decision is not the Planning Decision Notice and does not constitute the refusal of planning permission. The planning decision notice will be issued at a later date.**

For further information on the decision taken look up the issue on the Decision Page of the Council's website: <https://democracy.lewes-eastbourne.gov.uk/mgDelegatedDecisions.aspx?bcr=1&DM=0&DS=2&K=0&DR=&V=0>

## **Democratic Services**

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