

Non-Executive functions:

Record of decision



Working in partnership with **Eastbourne Homes**

This Decision is not the Planning Decision Notice and does not constitute the grant of planning permission. The planning decision notice will be issued at a later date.	
Name and title of officer making decision:	Ian Fitzpatrick, Director of Regeneration and Planning
Service/division/department:	Regeneration and Planning
Date decision made:	26 June 2020
Subject matter :	Determination of Planning Application 190706 - Land at Friday Street Farm, Stone Cross, East Sussex

(a) Decision taken:

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.

(b) Reasons for 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.

(c) Details of considerations, documentation reviewed and consultations undertaken:

The Director carefully considered the report of the Specialist Advisor (Planning) and report addendum and took into account the consultation responses and policy considerations.

Planning Committee Members had had the opportunity to review the applications in detail and provide comments on them at an informal meeting on 23 June, and their comments in support of the officer's recommendation were noted by the Director.

Having considered all relevant factors and spoken directly to Councillor Murray, Planning Chair, the Director agreed that officers should be authorised to refuse the application after 4 weeks in line with the officer's recommendation set out in the report and addendum.

(e) Source of authority to make decision:

Specific delegation has been given to the Director of Planning and Regeneration by the Chief Executive to undertake planning decisions in consultation with the Chair of the Planning Committee which would otherwise have been considered by the Planning Committee.

This delegation is in place during the period in which it is not possible to hold all meetings due to Government and Public Health England guidance to reduce the spread of the Covid-19 virus.

(f) Record of any conflict of interest declared by any member who was consulted which relates to the decision (if none, state "none"):

None

(g) In respect of any declared conflict of interest recorded above, a note of the dispensation granted by the Monitoring Officer (if none, state "none").

None

Decision confirmed by Ian Fitzpatrick, on 26 June 2020.