

SDNPA Planning Committee – 14 November 2024

Planning Committee Update Sheet

Agenda Item	Page No	Para	Update	Source/Reason
6	170	Appendix 4, Statement of Community involvement, para 4.9	In order to operate a transparent service, pre-application details and responses will be placed on the online planning register at the point of which a relevant formal planning application is received and validated by the Authority.	Update (by way of deletion of two words and insertion of one word)
7	395	Policy SD86: Land at Loppers Ash, South Harting	<u>Key issues:</u> “Pre-application discussions have found that criterion 1a is difficult to achieve whilst minimising the hard surfaced areas as per 2b. By removing 1a the design can consider all access options”. ‘2b’ should read ‘2a’.	Correction
9	.	.	<u>Further representation received</u> in support from a close neighbour who has previously commented. Their correspondence has been circulated to Members and their letter overarchingly outlines: <ul style="list-style-type: none"> • Suffered from 8 years of anti-social and threatening behaviour of trespassers at Westbury House, since it’s closure. • Westbury House is in poor state. New owners have better secured the site and care about location, heritage assets and National Park. • Concern that refusal of the application would lead to further uncertainty about the site and safeguarding of heritage assets. • Query the heritage value of the House and it is beyond saving. • The new driveway follows a historic route towards the House and query its landscape impact. 	Further information

			<ul style="list-style-type: none"> • The new access would not cause highway safety issues nor impact on views. • Private House would have the least environmental impact. 	
9	.	.	A petition in support of the proposals has been received, which includes 11 signatures from local residents. The petition includes overarching reasons why they are in support which include design, ecological, economic and social benefits.	Further information
9	.	.	<p><u>Additional correspondence from the Applicant received, as follows:</u></p> <ul style="list-style-type: none"> • Disappointed we haven't been able to constructively resolve consultee objections through additional information and further engagement. • However, wish to reassure officers and Members that we are passionate active conservationists, through various organisations, and passionate about the National Park; with Westbury House playing its part within the landscape. • We wish to continue to engage positively with officers and collaboratively work to deliver upon any requests to conserve and enhance the landscape and heritage of the site. 	Further information
9	534	4.6	<p><u>Replace Design Officer consultee response, as follows:</u></p> <p>Objection, as follows:</p> <ul style="list-style-type: none"> • New road unjustified; perfectly good access from the north and a new road will change the character of the landscape, as well as have embodied carbon implications. • Not convinced that the building needs to be demolished. The more recent extension could be lost, but refurbishment of the original building preferred given very significant embodied carbon implications. 	Correction

			<ul style="list-style-type: none"> • New dwelling appears appropriate in design terms, but defer to the conservation officer on its authenticity. • Given the very large roof area of the existing or proposed building, insufficient justification given for siting the solar panels as proposed, when roof-mounted PV would have much less or no visual impact. <p><u>Case Officer note:</u> Replacement comments due to an error of outlining an earlier consultee response in the report. The above comments still outline an objection and raise similar issues to those included in the report, apart from concern raised about the new driveway and there is more acceptance of the design of the dwelling. These updated comments do not materially affect the assessment and recommendation within the committee report.</p>	
9	.	.	<p><u>Further indicative details received</u> about the proposed gate for the north-west access onto Coombe Lane have been received. They outline that there would be timber posts/piers and a timber 5 bar gate. The gate is estimated to be no higher than 2m.</p> <p><u>Case officer note:</u> Proposed condition 6 (criterion q.) requires details of the gates to be formally submitted and approved. Paragraphs 7.21-22 of the report assess the Coombe Lane access proposals and outlines that conditioning the gate details would enable the Authority to manage any potential overtly suburban appearance. In addition to condition 6, an informative could be added to any decision outlining the need for low key entrance gates as per the above details provided.</p>	Further information