

## **PLANNING REPORT MARCH 2015**

### **New plans:- 2**

#### **DC/15/0081**

**Development comprising 8 no. dwellings, including conversion of 1<sup>st</sup> floor of former public house and associated buildings for 4 no. flats/maisonettes and erection of 4 no. three bedroom semi-detached houses; with associated vehicular access from Brook Hill; vehicle turning provision; 28 no. car parking spaces (including 12 no. for the residential dwellings); pedestrian access from The Street; and associated landscaping.**

While we are not opposed to the development of this site we have a number of reservations regarding this proposal.

The site plan submitted is out of date showing the shop entrance on the West Elevation when in fact it is on the North Elevation and although we understand there is an amended version we have not received a copy of this. Even with the revised edition there is insufficient room on site for the refuse collection vehicles to turn round as per the submitted Transport Plan. This would mean that those vehicles would have to access the site or leave the site in reverse gear (as the Co-Op delivery vehicles do now) which is unacceptable. The Transport Plan also suggests that it will be feasible for occupants of the new dwellings to walk to various facilities within the village as there is a footpath from the south up to the entrance. This is not the case as a length of this so called path is part of the highway with only double yellow lines separating the traffic from pedestrians. We are in negotiations with the Co-Op and WSCC to address this but it has not happened yet.

There is mention in the documents of a permitted development for the conversion of one of the buildings to retail use with deliveries being made in The Street which is part of both the A272 and the A281 and any vehicle parking there will cause untold congestion. We understand that this building was originally planned to be another dwelling but this was changed because of the Air Quality Management Area. We are of the opinion that this is totally unsuitable for retail use and the Air Quality is not sufficiently poor to prevent the dwelling use.

The application states there are 13 existing car park spaces when we believe there are only 8. Does this mean that if there proposed spaces are the same size as the existing there will be less spaces provided than proposed?

The plans showing the existing and proposed layout of the first storey conversion shows the ground floor layout when it was a public house not as it is now as a retail outlet. This means that the plans do not show what is beneath either of the flats. The en-suite for flat 1 shows a hole in the wall but no window.

The waste collection is to be communal but there is no mention of who will retain responsibility for the upkeep and tidiness of this area.

So once again we have an application for this site with a number of discrepancies and a proposal that will increase congestion in this area.

Should planning permission be granted for this application we would ask that a number of conditions should be applied:

1. The proposed planting along the boundary with Fairfield Cottages can not be removed and must be maintained to a reasonable height to avoid any loss of light in Fairfield Cottages by the future occupants.
2. Restrictions on the hours of work to reduce any disturbance to the neighbours.
3. All site vehicles and materials are stored on site and not on the car parking spaces for the retail outlet.
4. The proposed additional parking spaces for the retail outlet are constructed before any work starts on this development.

#### **DC/15/0244**

Conversion of an existing dilapidated agricultural building/store to form self-contained 1 bedroom guest accommodation, ancillary to main dwelling and provide a new 3 bay oak framed garage/store on the site of a former agricultural building, all within the curtilage of a listed building.

Capons Farm, Station Road, Cowfold, RH13 8DE

We have no objections to this application but make the following observations.

1 Drawing LBC01 refers to a "Proposed store" but shows plans and elevations for the 1 bedroomed self-contained accommodation.

2 There is no mention of whether there is an existing building to be demolished on the proposed garage site.

3 We would like to see a condition applied to tie the new development to the enjoyment of the existing dwelling.

**Results: 0**

**Permitted: 0**

**Refused: 0**

**Withdrawn: 0**