

Kingston Parish Council Planning Update

Ref: KPC Meeting 11 November 2020 Appendix 7

KINGSTON PARISH COUNCIL – PLANNING UPDATE – November 2020 (Changes since last report highlighted in red)

Application No.	Validation Date	Description of Application	Summary of KPC in Comments	Status
SDNP/20/02144/HOUS and SDNP/20/02145/LIS Kingston Manor, The Street, Kingston.	3 rd June 2020	Removal of lean-to porch roof (later addition) and installation of flat roof entrance lobby, replacement of existing door in existing porch, installation of new oak framed porch to coach house, replacement of modern hung tiles to better match the main house hung tiles, and internal alterations to facilitate linking the main house and the coach house, at ground floor level, including a cut through and installation of walls.	KPC has no objection, comment submitted	Approved. Decision notice issued 1 st October 2020
SDNP/20/02293/REM Audiburn, Ashcombe Lane, Kingston	17 th June 2020	Reserved matters application seeking approval for appearance, landscaping, layout and scale, following approved Outline Planning Application SDNP/18/04985/OUT – Demolition of existing dwelling and the erection of four dwellings together with associated parking and access.	Kingston Parish Council supports this application, subject to the points raised below. The issues that we raised in the earlier application have largely been addressed and we consider this to be a much-improved design, more in keeping with the village. Specifically, the buildings are less bulky and it is proposed that a variety of locally sourced materials are used; they are staggered and set back from the road; there is less hard standing; they are designed to high ecological standards; and the ecological and landscaping issues have been addressed. The proposal appears to largely meet the policies laid out in the SDNPA local plan.	Approved. Decision notice issued 19 th October 2020

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			<p>Our three concerns which we believe should be addressed before the application is approved are:</p> <ol style="list-style-type: none"> 1. The sewer should be upgraded so that adequate hydraulic capacity is provided. Currently, neighbouring properties are subject to flooding from the waste water system. This will only worsen with additional development. 2. That on appeal a footpath has been added running from Ashcombe Lane (grid ref 539241 108452) to a junction with the western end of Lewes footpath 37 (grid ref 539602 108721). This crosses the Audiburn plot. 3. A detailed management construction plan must be provided. <p>Finally, we recognise that, as the SDNPA local plan was only approved in July 2019, there is no obligation for the developer to follow the policy on affordable housing and types of housing. Nevertheless we are very disappointed that this development does not address these issues.</p>	
SDNP/20/02562/TPO Ashdown Cottage, Wellgreen Lane, Kingston	23 rd June 2020	Removal of branches to two Ash trees	KPC has no objection, comment submitted	Approved. Decision notice issued 7 th October 2020
SDNP/20/02902/HOUS Wellgreen Lodge, Wellgreen Lane	16 th July 2020	Ground floor rear extension - revision of application reference SDNP/20/00270/HOUS.	KPC has no objection, comment submitted	Application in progress

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SDNP/20/02930/HOUS The Old Forge, The Street	17 th July 2020	Proposed rear extension, alterations and energy efficiency improvements. Application in progress..	It is pleasing to see that the council and residents' comments have been taken into account in the revised application, which explains the reasons for some of the proposed changes. Subject to the final external materials being submitted for approval, we are content to submit no comment.	Approved. Decision notice issued 16 th October 2020
SDNP/20/03628/DCOND Kingston Manor, The Street	27 th August 2020	Approval of details reserved by conditions 3 and 4 following grant of planning permission 29/07/2020 under references SDNP/20/02144/HOUS and 02145/LIS.	KPC not asked to comment.	Approved. Decision notice issued 1 st October 2020
SDNP/20/04009/HOUS Cedar Cottage, Church Lane	21 st September 2020	Demolition of single storey addition, proposed replacement two-storey side extension with associated landscaping, change to cladding colour, replacement windows and new roof lights, new balcony to south elevation, and new outbuilding	Kingston Parish Council objects to this application for the following reasons: It is accepted that the proposal has been revised following the Planning Officer's comments but it is still felt that the two storey extension is bulky, substantially enlarging the current building from what was once a small cottage. It is very close to the boundary with the neighbouring property, Dormers, and will substantially affect the light in Dormer's garden. It is said that the zinc cladding would pick up on the local agricultural setting, but there is little zinc in the area so this seems to be rather far fetched. Indeed, it is felt by some neighbours that the zinc could be more of a fire risk in direct sunlight than wood cladding. It is not clear from the plans about the exact site of the proposed one storey outbuilding.	Application in progress

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			<p>It is difficult to judge the height of this but its bulk and proposed colour will have a direct effect on the neighbouring property Well Barr, which enjoys the afternoon sun in the family room. A plan showing the cross sections down the slope would be useful to help judge the impact of the building. On the block plan it appears to cross the site boundary (although this may merely be a drawing issue).</p> <p>Finally, it is essential that a building management plan could be produced which recognises the particular issues of the site access. The bridle way is very popular with walkers accessing the Downs, children use it to get to and from the village school, as well as delivery vans. We would suggest that any management plan should include:</p> <ul style="list-style-type: none"> Details of the number, frequency and type of vehicles used in the building work Details of how the safety of other users along the bridle way can be protected Details of the routing of vehicles during construction through Kingston Details of how the vehicles will be loaded, unloaded and parked And details of how the neighbours will be kept informed and engaged. 	