

# Kingston Parish Council Planning Update

Ref: KPC Meeting 14 July 2021 Appendix 13

## KINGSTON PARISH COUNCIL – PLANNING UPDATE – May 2021 (Changes since last report highlighted in red)

Application No.	Validation Date	Description of Application	Summary of KPC in Comments	Status
SDNP/20/04806/HOUS Furlong Down, Ashcombe Lane	08/01/2021	Erection of outbuilding to the front for use as a home office.	KPC has no objection to this application but requests that the office is appropriately screened with either a native hedge or similar, in keeping with the surroundings, so that it is not too visible from the road and pavement.	Approved
SDNP/21/00020/FUL Lewes Garden Centre, Newhaven Road	05/01/2021	Extension to existing garden centre to provide improved café and outdoor seating area, new warehouse space, enclosure and extension of existing garden centre sales area and erection of new garden centre concession units and other minor improvement works.	<p>Kingston Parish Council appreciates the aims and objectives of this application – that is economic, social and environmental – and the wish to modernise the current garden centre whilst keeping the same scale and not encroaching onto undeveloped land.</p> <p>However, there is concern about some increase in traffic – 3 concession spaces comprising 502sq m are proposed to be built at the rear of the garden centre. It is not clear what would be sold in these spaces and how much additional traffic will come to these units. Although 3 extra spaces will be provided in the car park, there are also 24 additional ( full time equivalent) staff who are likely to need car park spaces. Although cycling, walking and use of public transport is to be encouraged, the Transport Statement admits that “the private car is likely to continue to be the default mode of travel for the majority of trips to the site location”. Moreover, there is no grass verge on the side of the road where the garden centre is situated, and any pedestrians find access extremely hazardous.</p> <p>It is not clear why it is felt necessary to remove 7 trees from outside the main entrance – especially since the application states that further tree planting will be accommodated along the frontage of the road. Currently, the trees nicely frame the garden centre entrance and screen the car park. Certainly, the garden centre has to be well signed but not at the expense of foliage.</p> <p>The attention to the lighting is appreciated, and it is understood that, to protect the dark sky, the external lighting will switch off at curfew – is it possible to define “curfew”?</p>	Application in progress

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			<p>Finally, there is concern about increased pressure, by additional footfall, on wastewater. Nearby properties have had foul water in their gardens (most recently in December 2020) connected with blockages in the region of the garden centre. It would be appreciated if this could continue to be investigated with Southern Water in order to improve the situation which could be exacerbated by additional use of the toilet facilities in the garden centre.</p> <p>The current industrial ventilator at the south side of the site has caused a nuisance to the neighbouring property, The Elms, for some years. The current proposal suggests two MHVR systems at the same part of the site. It is felt that not only will these be noisy but will also discharge fumes and stale air into the neighbouring property, affecting wellbeing of the neighbours and their animals. Could consideration be given to re-siting these ventilators so that neighbouring properties are not affected.</p>	
SDNP/21/00025/LIS Hyde Cottage, The Street	10/02/2021	Renovations and alterations including repair or replacement of windows, removal of redundant chimney and part removal of internal wall.	KPC has No Comment to make on this application.	Approved
SDNP/21/00809/HOUS Castle Mead, Newhaven Road	11/02/2021	Erection of extension to existing garage to front, including first floor above, single storey extensions to front porch and rear, and various alterations	KPC has No Comment to make on this application.	Approved
SDNP/21/01765/CND Farthings, Ashcombe Lane		Application to vary condition 1 (Approved plans) of application SDNP/20/00153/FUL	<p>Kingston Parish Council strongly objects to this application to reposition the chalet bungalow from the site agreed by the planning permission given in ref SDNP/20/00153/FUL. It appears that the applicant has been casual and cursory in applying the agreed planning permissions, to the extent that, according to local knowledge the property is being built 2.6 metres away from the site that was given permission.</p> <p>The applicant states that the incorrect positioning of the building is due to the lack of clear boundary demarcation on the original plan. They also state that there was an original fence line when, according to neighbours who have lived next to the site for over 30 years, there was only a bank of earth with trees.</p>	Approved

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			<p>The applicant also states that the proposed repositioning will cause no impact to the streetscape or to the amenity of the occupiers of adjacent properties. This is incorrect. The new house is now a big part of the view from 1 The Flints, blocking direct sunlight for two hours in the morning to the only window in the kitchen. If it had been built 2.6 metres closer to Ashcombe Lane this would not be an issue. It also means more privacy loss in the back garden of 1 The Flints.</p> <p>While the issue of vegetation and trees do not form part of this application, the fact that the decision on planning application SDNP/20/04642/DCOND did not agree that the conditions had been discharged but instead agreed to the vast majority of the vegetation being removed, and being replaced by a 1.8 metre fence with suggested trees being planted behind the fence, has caused a great deal of alarm and concern. The original decision stated that “the substantial hedge to the boundary with the unmade road is to be maintained and managed”. Instead, the area has been decimated, which has completely destroyed the history of this corner.</p> <p>It is difficult to see how planners can ignore previous recommendations, with the resulting loss of the character of this corner and the unmade road.</p>	
SDNP/21/00803/HOUS 4 Kent Fields	01/04/2021	Single storey extension at the rear, dormer to front roof slope and two dormers to rear	KPC has No Comment to make on this application.	Application in Progress
SDNP/21/02685/FUL West Laine, Church Lane	17/05/2021	Erection of a five-bedroom detached dwelling	KPC strongly objects to this application and has submitted its response. See Annex 1	Application in progress
SDNP/21/02880/CND	25/05/2021	Variation of condition 2 of planning permission.	KPC has NO Comment to make on this application.	Application in progress

## ANNEX 1

### Comments for West Laine application SDNP/21/02685/FUL

KPC strongly objects to this planning application. Although the previous application for a 4 bedroomed property was agreed, this application differs in many ways, and there is still the extreme problem of construction and other large vehicles getting access to the site.

1. The proposed property is considerably larger than had been agreed – 295 square meters compared to 215 square metres. The footprint has increased from 103 square metres to 167 square metres. This has an impact on the site, since the house will take up a substantial proportion of the ground, in contrast to surrounding properties which have relatively modest houses in large plots. The Lewes Local District Plan states that there should be “no erosion of the essential elements of the character and appearance of the area”.
2. The materials that are proposed to build the property are out of keeping with the area – zinc, grey fibre cement and grey brick walls are more appropriate to an urban environment. The Lewes District Local Plan states that “materials should be appropriate to the character of the local area”. The zinc roof will include several skylights which will affect the dark skies that we enjoy in the village and which are a major part of the South Downs Park. Dark skies will also be considerably affected by the planned large glazing panels.
3. Little mention is made of the protection of natural habitats nor how these will be restored following the clearance of the site that has already occurred. Houses immediately north of the area on The Ridge have large gardens which have been allowed to continue in their natural state, attracting in the past badgers and foxes. An ecological statement is essential so that it is clear how any adverse impacts can be managed and mitigated.
4. The proposed site of the house brings it closer to neighbours to the north of the property (on The Ridge), and the living area will face onto the plot at The Sheiling on The Ridge, affecting the enjoyment of the view and impacting on privacy.
5. The garage with the studio is sited such that the window, on this elevated position, will look down on Aquarius and Montfort, houses to the south on The Avenue. It is also proposed to be sited on top of tree roots that are in the tree protection area.
6. We have significant concerns about the possibility of flooding from runoff water from what is a considerable area of hard surfacing. This is likely to affect the houses directly in front of it, Montfort and Aquarius on The Avenue, which could cause damage to the gardens and properties. Detailed plans should be submitted that show how runoff is to be managed both during the build and after completion. Porous surfaces on their own are insufficient.
7. There are 13 Category A beech trees in the garden of Montfort, at the southern boundary. The root system of these trees extends into the development site. There is considerable evidence that construction vehicles could damage the root systems. Proposals should be submitted to the Council’s Specialist Advisor for Arboriculture before any work is started.
8. We can see no detailed plans concerning sewage or utility services. Plans must be put in place to ensure that raw sewage does not escape onto the nearby track or into the gardens south of the site and to ensure that existing services for the current properties are not affected.
9. Finally, no mention at all is made of the issue of access for construction which is very fragile and would not withstand construction traffic of any great size. Access to the site is along a quiet residential street (The Avenue), along a single path bridleway and then along the private track. This track is made up of loose gravel which is very fragile and would not withstand construction traffic of any great size, let alone any traffic bringing steels to the property. The bridleway in particular is extremely well used by children going to school and walkers who access the Downs. As well as damage to the bridleway surface, construction traffic will cause particularly dangerous situations. It is very surprising that a detailed construction management plan has not been provided with the application.