

**Area Planning Committee**  
**Update Sheet – WA/2022/00136 – Great Tangley Barns**

Correspondence received and matters arising following preparation of the agenda:

Updates to the report

Full comments have been now received from the Councils Heritage Officer, therefore the paragraph below can be deleted. For the avoidance of doubt, no harm is identified to heritage assets as set out in the officer report.

(para to be deleted)

*At the time of writing the report the Council's Conservation Officers formal comments had not been received, however they had informally identified no harm to the setting of the heritage assets.*

The wording of Condition 7 was added as an administration error. This condition should have been a condition relating to Electric Vehicle Charging Points. The Condition therefore should read.

7. Condition

The development hereby approved shall not be occupied unless and until the proposed dwelling are provided with a fast charge socket (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained for their designated purposes.

Reason

To ensure a sustainable construction, in accordance with Policy ST1 of the Local Plan 2018.

Further details including visibility splays were provided making it clear that the northern access was to be re-instated rather than being in existing use. There is therefore an additional condition (condition 8), and amendments to two existing conditions (condition 4 and 6). This is to reflect the access being reinstated rather than being in current use.

The County Highway Authority was re-consulted and raised no objections.

8. Condition

The development hereby approved shall not be first occupied unless and until the proposed vehicular access has been constructed and provided with visibility zones in accordance with the approved plans, Drawing No. RB/GT/VS01 April 2022, and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6m high.

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy ST1 of the Local Plan 2018, retained Policy D4 of the Local Plan 2002 and the NPPF 2021.

Condition 4 and 6 are also amended and updated to be read as follows:

4. Condition

The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for vehicles to be parked and to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purpose.

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy ST1 of the Local Plan 2018, retained Policy D4 of the Local Plan 2002 and the NPPF 2021.

6. Condition

No development shall commence until a Construction Transport Management Plan, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) measures to prevent the deposit of materials on the highway
- (e) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy ST1 of the Local Plan 2018, retained Policy D4 of the Local Plan 2002 and the NPPF 2021.

The recommendation is therefore for approval subject to conditions 1-8 and informatives 1-3, as set out above.