

Ref. No: DM/15/5063 Coach House Avins Bridge House College Road Ardingly Haywards Heath West Sussex RH17 6SH - Retrospective application for erection of a replacement balcony – Following the site visit, the following comments were submitted. Five members of the Planning Committee visited the property to view the balcony construction that is at present being considered for retrospective planning permission. It was well constructed but nearly double the floor area of the original. Whilst we have a great deal of sympathy with the applicants who have obviously been badly informed with regards to the need for Planning Permission, it was felt that without adequate screening of the larger balcony to the North side within the applicants' property, that the new larger balcony construction was going to have a significant impact on the privacy and outlook of the residents in the Avins Bridge Cottage which boundaries the site to the North. This became even more evident when the committee went to view it from the neighbouring property. The majority view was that we should recommend refusal on the Application for the Retrospective Planning Application, on the grounds that it does not conform to Policy ARD 5 in our NP which states."The Neighbourhood Plan requires all developments, including alterations to existing buildings to be sympathetic of the character and scale of surrounding buildings and landscape."

DM/15/5100 – 61 High Street, Ardingly, West Sussex, RH17 6TB
 Single storey extension to the front and side of the property, utilizing the existing garage. Existing porch to be demolished and replaced with a larger porch. Alterations around the driveway of the property with new automated timber entrance gates and replacement of the existing fence with a brick wall of the same height. – Following a site meeting held on the 30th January, the Committee agreed to make no objections and recommend approval.

DM/15/4899 – Earthingleigh, College Road, Ardingly, West Sussex, RH17 6SA
 Erection of two residential dwellings with detached garages. – Following the original application for one dwelling being granted last year the Committee discussed the new application and agreed on the following comments which would be recommended to the Parish Council.

The Planning Committee were willing to recommend approval for a single property (DM/15/2373) as a windfall development on this site, as it was felt a single property of sympathetic design would sit comfortably in the plot and would fit into the character of the area which has other detached houses with generous gardens. The new application DM/15/4899 for two dwellings with detached garages goes against our Neighbourhood Plan Policies ARD3 and ARD5.

The relevant paragraph in ARD3 states: *The Neighbourhood Plan will support proposals for windfall developments defined as schemes of 6 or fewer dwellings within the built up area boundary provided: - the quantum of dwellings and their site coverage will not be an over-development of the plot in relation to neighbouring plot characteristics in respect of built form, massing and building line.*

Policy ARD5 states: *The Neighbourhood Plan requires all developments, including alterations to existing buildings, to be sympathetic of the character and scale of the surrounding buildings and landscapes.*

It was unusual for the Parish Council to recommend approval for any development outside the built up area boundary and any further development other than that which was originally agreed on will be strongly resisted. The conclusion is therefore to object to the application and recommend refusal

DM/16/0665 – Hill House Farm, Cattle Barn. Further to the original application the size of the barn has been increased. The Committee agreed to make no objection and recommend approval.

4. **Items for information only or inclusion on future agenda**

	<p>It was noted that a fence had been erected at 8 Munnion Road and the Clerk was asked to check with MSDC what the height restrictions are on fencings adjacent to the road.</p> <p>A letter had been received from a resident at 8 College Road regarding the recent planning application DM/15/4865 – Units 2-4 College Road, Ardingly regarding access. The Clerk was asked to respond to confirm that consultation period had expired for responses and that advice they should contact the Case Officer at MSDC. However it was believed that the application had been amended to attend to these issues.</p>	<p>Clerk</p> <p>Clerk</p>
5.	<p>Date of next meeting Tuesday, 1st March 2016 at 7 pm</p>	

The meeting closed at 7.17pm.