

From: Amanda Scholes on behalf of Planning.Responses
Sent: 04 January 2022 07:39
To: Planning Scanning
Subject: FW: A/231/21/PL

AMANDA SCHOLES
PLANNING RECEPTIONIST



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From: Michael Eastham
Sent: 24 December 2021 15:34
To: Planning.Responses
Subject: FW: A/231/21/PL

Thanks,

Michael

From: Martyn White
Sent: 17 December 2021 09:27
To: Michael Eastham
Subject: A/231/21/PL

A/231/21/PL

Land South of Water Lane Angmering

Variation of condition imposed under A/24/21/PL relating to conditions 2-approved plans, 3-approved plans, 5-flint wall & 6-landscaping.

Whilst there are no heritage assets on the site, a map based assessment has identified that there are a number in close proximity to it, including:

- Angmering Conservation Area
- Avenals Farmhouse
- Weavers Cottage
- Cressingham Cottage and Barn or outbuilding to the South of Cressingham Cottage
- Malt Barn Cottage
- The Malthouse
- Pigeon House Farm

The Conservation Area covers the historic core of the village and consists of three different areas of townscape. The area of relevance to this application is The High Street, which is almost entirely residential in character and is wider than other roads with a significant gentle curve which invites exploration of the many attractive buildings which are distributed along the road. Building materials include flint and brick. Weavers Hill is a narrow road with a semi-rural character, partly established through a lack of paving and street lighting, along with the presence of various trees and shrubs.

The Proposal

The proposal is to vary the plans associated with a previous approval. It relates to the provision of a sales cabin and associated development, and appear to relate to the layout and appearance of the sales area only.

The proposed site plan indicates that the location of the temporary cabin is in an area to be landscaped and retained as open space as part of the approved development. The cabin is a fairly simple structure with glazing on the principal elevation and decorative panels on the remaining. I assume that the structure will include the companies standard branding. A scheme of landscaping has also been provided, which could attempt to soften its impact.

I also note that the intention is for the vehicular access to be from Weavers Hill. Weavers Hill is narrow, with the flint walling fronting almost directly onto it. It is noted that this will utilise an opening which was approved as part of the reserved matters planning application and that this application does not involve the removal of any further sections of the flint wall that has not already been consented.

Further, it is noted that the intention is keep the structure for a limited period of time, after which it would be removed, and the area reverted to part of the planned open space. This period of time is clearly defined within the Design and Access Statement until August 2022. It is therefore considered that on this basis, the proposal would not harm the character of the area.

Conclusion

The amendments to the layout and appearance of the sales area are minor in scale and, on balance, mean that it will not cause harm to the significance of the heritage assets or their setting. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments. You will also need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White

Principal Conservation Officer,
Planning Services



Please note: I work on Conservation for half of the working Week (all day Monday and Friday and Tuesday Afternoons)



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