

TABLED UPDATE FOR ITEM 2.1

21/503629/FULL – Hartlip Barn, Sweepstakes Farm, Lower Hartlip Road, Hartlip

Proposed condition 5 as set out in the main agenda removes permitted development rights for fencing and other enclosures, other than those to be approved under recommended condition (3). Members should note that this should in fact refer to recommended condition (4).

Recommendation – my recommendation remains unchanged other than the above amendment to condition 5.

TABLED UPDATE FOR ITEM 2.2

21/504997/FULL - Hartlip Barn, Sweepstakes Farm, Lower Hartlip Road, Hartlip

The applicant has submitted amended plans which have removed the rooflights and the areas of glazing proposed in the gable ends to the extensions. Having discussed further with the Conservation Officer, I consider that this makes a small beneficial difference to the appearance of the proposal in that the amendments have simplified the elevations. Although the extensions, as a matter of principle, would still detract from the character and appearance of the barn, Members will note from the main report that there remains a fallback position under permitted development for extensions of poorer design to be built without the need for planning permission, and that this proposal is a better alternative. I consider that the amended plans are an improvement to the scheme and that an additional condition should be added to clarify that these plans form the basis of the approved scheme.

Paragraph 8.7 of the report states that there is no conservation area appraisal for Hartlip. This is incorrect. The Hartlip Conservation Area Appraisal was adopted in 1999. Although the conservation area is largely centred around the village itself, it includes a number of outlying farms, including Sweepstakes farm, which the appraisal states have a relationship with the village, with some linked by areas of parkland. It states that Sweepstakes Farm stands slightly separated from the village and adjoins an area of attractive parkland.

Whilst I would bring this to the attention of members, it does not change my assessment of the application as set out in the main report.

Recommendation – my recommendation remains unchanged, although a condition should be added to secure the amended plans as the approved details.