

SUPPLEMENTARY INFORMATION
PLANNING COMMITTEE – 19 JUNE 2019

This report provides supplementary information following publication of the main report, for consideration by committee members in determining the applications.

Agenda Items 05 and 06: - EDC/18/0195 and EDC/18/0196

1. Approval of condition 12 of outline planning permission (EDC/19/0035)

Relating to the Water Management Plan for the Central and Western villages, as required by condition 12 of the outline consent reference EDC/17/0048.

The purpose of the condition is to ensure a sustainable, comprehensive and acceptable approach to the management of water resources and water levels during construction and operation of the development and to ensure appropriate water conservation measures are taken.

The outline consent set out the Water Management Plan is to be reviewed and revised where necessary, and submitted for approval prior to each subsequent AMP. This application to update the Plan was approved 14 June 2019.

2. Approval of condition 14 of outline planning permission (EDC/18/0091)

Relating to archaeological field evaluation works and safeguarding measures to protect archaeological remains, as required by condition 14 of the outline consent reference EDC/17/0048.

Evaluation works have been carried out on site to establish where areas of archaeological sensitivity might be located. A methodology for further investigation in particular areas has been established to identify the significance of these areas and ensure they will be preserved through detailed consents coming forward in the future.

The consent requires these details to be secured for each area to which an Area Master Plan relates, prior to its approval. Approval of condition 14 was granted 18 June 2019.

Agenda Item 05: - EDC/18/0195

1. Representation from Local Resident

Letter received on 17 June 2019 identifying the primary concern being the future of the historic buildings at Alkerden Manor Farm, and wishing the following to be brought to Members' attention (summarised):

- Acknowledges the requirements of the outline consent in respect of control over demolition, guidance in the Historic Environment Framework and role of the AMP
- Considers the current application under condition 19 is not consistent with the approved Historic Environment Framework because it fails to deal with the future of the buildings at Alkerden Manor Farm and that approval of the Area Master Plan is contingent upon agreement on the future approach to the Alkerden Manor Farm buildings;

- If the AMP is agreed without agreement on Alkerden Manor Farm, as specifically required by the Historic Environment Framework; the default position largely revolves around prior approval for demolition;
- Is insufficient to reserve space in the AMP for the retention of the historic barn and believes there also needs to be a mechanism by which the EDC can secure its retention and possible restoration to avoid the developer allowing the historic barn to fall down;
- Suggests a Grampian style condition to secure a scheme, timetable and mechanism setting out the proposed approach toward and future use of any historic buildings deemed worthy of retention at Alkerden Manor Farm

EDC Officer Response: The application is a submission for the approval of details pursuant to conditions on the outline consent for EQ. As such, it is not possible to impose conditions as it does not constitute an application for planning permission. Permitted development rights for demolition have been removed by the outline consent. All demolition works therefore require a full planning application, not a prior approval application. Consideration of all matters material to the proposed demolition must be covered by the relevant application. In the case of Alkerden Manor Farm, a full planning application has already been submitted. A detailed assessment of the farm buildings is being considered under this application to determine the significance of the buildings and subsequent appropriate treatment. Furthermore, a commitment has been made by the developer for additional works to be undertaken to examine Alkerden Farm barn as standing archaeology under condition 14 of the outline consent recently approved under planning application EDC/18/0091. If, through this process, the barn is identified as being retained and restored, the AMP observes this by showing an area where the barn can be located. Details of the use of the barn would be considered in a subsequent reserved matters application which the applicant has offered up could be secured by a legal agreement. The Historic Environment Framework identifies Alkerden Farm as being of local historic interest and will be assessed as a historic building complex (as being considered under the existing application for the barn). It goes on to state that appropriate treatment being either retention and refurbishment or demolition and recording will be considered in the AMP. In light of the existing application, securing of further exploration of the barn and safeguarding of possible outcomes in the AMP, it is considered the AMP addresses archaeology to a sufficient level that can be known at this time and is therefore considered acceptable.