



Minutes of a Meeting of the Planning Committee held in the Small Hall of the Village Hall, East Dean at 7.00 pm on Tuesday 17th January 2017

Present: Cllr M Keller (Chair), Cllr J Branson, Cllr S Fuller, Cllr I Haydock, Cllr A Hookham, Cllr R Maxwell and Cllr J Sargent

In attendance: K Larkin (Parish Clerk).

There was one member of the public present.

Public Session:

Dr T Maxwell commented on the current applications on behalf of the Residents' Association, as follows:

- 24 Peakdean Lane – no objection to the proposed conservatory at the rear of the property. Roof and elevation blinds would reduce any night time light emission in accord with the dark skies policy
- The Bluff, 21 Warren Lane – no fundamental objection to the conversion of the garage roof space for habitation or the alteration to the garage doors. However, the design was not wholly consistent with the formal front elevation of the house, and the VDS did seek consistency of style in extensions.
- 3 Peakdean Close – no objection to the proposed replacement roof to the conservatory and alterations to the existing bay. The proposed works would be entirely consistent with the VDS and would enhance the appearance of the property.
- Flint Cottage – there would be no objection to the proposed replacement conservatory. It was noted that this item had been withdrawn from the agenda. The Chair stated that the application had been for a lawful development certificate, which had been granted by the SDNPA on purely technical grounds. An explanation of protocol in such cases, supplied by the planning officer, would be noted under Correspondence.

P.746 Apologies for absence: - Cllr P Seeley

P.747 Declarations of Interest: - None

P.748 Minutes of the previous meeting: - the Minutes of the meeting held on 13th December 2016 were confirmed as a correct record, and signed by the Chair

P.749 CORRESPONDENCE

- (a) **Residents' Association** – the committee took note of the Association's comments on current applications
- (b) **Lawful development certificates** – the committee took note of an explanatory email from the SDNPA regarding consultation on applications for lawful development certificates. There was no obligation on householders to apply for these certificates, and the application process did not allow for subjective judgments but simply tested the development against the regulations. Nevertheless, the parish had to be notified. If a certificate were not granted, planning permission would be required, and the parish could then comment in the usual way. There would be very few borderline cases, though these could arise e.g. when the application sought confirmation that a development had become lawful by the passage of time.
- (c) **Outbuilding alongside The Drove** – the committee took note of an email from the SDNPA enforcement officer stating that the outbuilding under development alongside The Drove would require planning permission and an application was anticipated
- (d) **National Trust plans for Birling Gap** – the committee took note of an acknowledgement by the SDNPA of the council's comments regarding the replacement of the National Trust's facilities at Birling Gap
- (e) **New Council Housing** – the committee noted that Wealden District Council had opened negotiations to purchase the affordable housing element of The Fridays scheme (four units) from the developer

P.750 NEW APPLICATIONS

- a) The committee considered the following new applications:

SDNP/16/06151/HOUS – 24 Peak Dean Lane, East Dean, BN20 0JD

Erect conservatory at rear

The site was within the Archaeological Notification Alert area, but unfortunately this had not been realised until work had begun. However, the site had already been reduced and terraced to create a patio, and no loss had been caused. The work might otherwise have fallen within permitted development rights.

RESOLVED – Not to object to the application

SDNP/16/06244/HOUS – The Bluff, 21 Warren Lane, Friston BN20 0EP

Conversion of roof space for habitable room with two no. dormers

Change the double doors accessing the garage to one door to allow adequate access width with wing mirrors extended when reversing up gradient into garage.

The committee agreed with the Residents' Association that there was no objection in principle to the conversion of the garage roof space, but that the rustic style was not entirely in keeping with the Georgian style of the main frontage. There was also a side-facing dormer which would overlook the garden of No.23 Warren Lane, and should

ideally have obscure glazing. The architect should be referred to the Village Design Statement. **ACTION: KL**

RESOLVED – Not to object to the application in principle, but to put on record reservations about the design and glazing

b) The committee took note of the following application for a lawful development certificate:

SDNP/16/06175/LDP – 7 The Outlook, Friston, BN20 0AR

Erect replacement conservatory at rear

P.751 URGENT ITEMS

The Chair drew attention to the following two late items and proposed that these should be considered and passed to the full council for ratification on 2nd February:

SDNP/17/00036/HOUS – 3 Peakdean Close, East Dean BN20 0HZ

Proposed replacement roof to conservatory and alterations to existing bay

The committee concurred with the comments made by the Residents' Association, and welcomed the fact that the proposed works would be compliant with the VDS and would have a positive impact overall. The property had two round windows, which was a feature of many properties on the Estate, and it was regretted that one would be lost during the proposed works, though the desirability of the alteration internally was understood.

RESOLVED - To commend the application to the parish council

SDNP/16/05731/TPO – Mapleswood, Old Willingdon Road, Friston, BN20 0AT

Notification of intention to works to 30 trees comprising of reduction and crown lift to 27 trees and felling of 3 trees

The committee agreed that these works seemed reasonable and necessary, subject to the advice of the parish Tree Warden. The council would appreciate receiving any chippings for spreading on rights of way in the parish. **ACTION: KL to consult the Tree Warden and make informal enquiries about availability of bark chippings**

RESOLVED – To commend the application to the parish council

P.752 DECISION NOTICES

The committee took note of the following applications approved by the SDNPA –

SDNP/16/02479/FUL – Hotel Car Park, Birling Gap Road, Birling Gap BN20 0AB

Relocation of existing staircase at Birling Gap: Bridge, staircase and base to be craned into the car park area for maintenance works. New piles are to be installed and the base, staircase and bridge reinstalled

ACTION: KL to check that work should be complete before Easter

SDNP/16/05217/HOUS – 38 Elven Lane, East Dean, BN20 0LG

Proposed double storey side extension and rear dormer to match existing

P.753 LOCAL PLAN

The committee took note of the response sent to the confidential briefing on draft site allocations for the new Local Plan. The proposals were still at the draft stage, and a further round of public consultation was expected in the autumn.

P.745 DATE OF NEXT MEETING: - Tuesday 21st February 2017 in the Small Hall of the Village Hall, East Dean, starting at 7.00 pm

There being no further business, the meeting closed at 7.47 pm.

Signed..... (Chair)

Date.....