



**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 21<sup>st</sup> March 2017**

**Present:** Cllr M Keller (Chair), Cllr S Fuller, Cllr I Haydock, Cllr P Hill, Cllr A Hookham, Cllr P Seeley

**In attendance:** K Larkin (Parish Clerk).

*There were three members of the public present.*

**Public Session**

The Chair stated that the advertised public consultation on the potential development of land east of Gilberts Drive had been postponed at the request of the developer. A resident asked whether the parish council had any views on an alternative use for the site. Cllr Haydock drew attention to the minutes of the parish council meeting held on 2<sup>nd</sup> March 2017, Item C.341, and the related report on Sheltered Housing, in which any member of the public who had a site they might be willing to sell for a Sheltered Housing project was invited to contact the council with information. No contacts had yet been made in regard to any site. A full report would be brought to the Annual Village Meeting for debate.

The Chair explained that the council had no statutory role in pre-application planning consultations, and that transparency on the part of developers at the pre-application stage was relatively new. The council did not have to be notified of pre-applications, but would periodically search for them, to keep residents informed. The land east of Gilberts Drive lay outside the Development Boundary, and the additional housing allocated to the parish in the emerging Local Plan might all be used up at The Fridays. The development of the new site would therefore require special justification.

*The Chair closed the Public Session and opened the meeting*

**P.764 Apologies for absence:** - Cllr R Maxwell, Cllr J Sargent

**P.765 Declarations of Interest:** - None

**P.766 Minutes of the previous meeting:** - the Minutes of the meeting held on 21<sup>st</sup> February 2017 were confirmed as a correct record, and signed by the Chair

**P.767 CORRESPONDENCE**

- a) **40 Warren Lane** – the SDNPA planning officer had responded to the council's concerns about the landscaping proposals put forward to discharge condition No.4 on planning consent SDNP/16/02213/HOUS. The privacy issue had been settled, and the only purpose of the landscaping was to soften the view of the terrace walls from adjacent properties. The discharge had been approved on this basis. The committee noted this helpful explanation.

- b) **Yelscombe Cottage** – a resident had enquired whether excavations were related to a previous pre-application planning enquiry. Members noted that the work appeared to be landscaping rather than construction. No action would be taken.

#### **P.768 NEW APPLICATIONS**

##### **SDNP/17/00472/HOUS – Went Acre, Went Way, East Dean BN20 0DB**

*Renovation of stable and piggery for ancillary use to Main dwelling (Retrospective)*

There were no known objections to this application.

RESOLVED - To recommend that the application be approved

##### **SDNP/17/01058/HOUS – 20 The Brow, East Dean BN20 0ES**

*Dormer extension to first floor at rear*

Members noted that a rear dormer already existed and was simply to be enlarged, so there would be no new overlooking. However, there were objections to the proposed cladding of the enlarged dormer in red cedar. This would not be compliant with the Village Design Statement, which specified that materials should be 'contextually appropriate' and that extensions should 'match the existing building and be in keeping with the locality in terms of colour, style and texture' (page 25). A tile hung dormer would therefore be preferred, particularly as the rear of the property was visible from some distance.

RESOLVED – Not to object to the extension of the rear dormer, but to object to its proposed cladding with red cedar

#### **P.769 AMENDED APPLICATION**

##### **SDNP/17/00707/HOUS – 12 The Ridgeway, Friston BN20 0EU**

*Replacement of existing single storey attached garage/utility/kitchen structure with proposed two storey side/rear extension, single storey infill extension to rear, plus detached garage to the south of the property*

The committee had previously objected to this application on the grounds of contravention of policy SD45 and Village Design Statement section DG3, unless the applicant or their architects could demonstrate that the proposed enlargement did not exceed 30% of the original building. The enlargement had been calculated at 44%, and amended plans had been produced bringing the increase down to 36%. Nevertheless, the application was still in breach of planning policy.

RESOLVED - To maintain the council's objection to the development on the grounds of contravention of policy SD45 and VDS section DG3

#### **P.770 DECISION NOTICES**

The Committee took note of the following applications approved by the SDNPA, in accordance with the recommendations of the parish council (but see also Minute P.767( a) above):

**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.*

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

*Proposed replacement roof to conservatory and alterations to existing bay*

**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*

**SDNP/17/00134/HOUS – 5 The Outlook, Friston, BN20 0AR**

*Proposed single storey extension to the rear to enlarge lounge and hallway*

**SDNP/17/00272/DCOND – 40 Warren Lane, Friston, BN20 0EP**

*Discharge of condition No.4 on planning consent SDNP/16/02213/HOUS*

**P.771 LOCAL PLAN**

The committee had been invited to note the contents of the proposed Wealden District Council local plan, and consider whether the Parish Council should make a formal response. The draft excluded the area of the South Downs National Park. However, the clerk advised that the document had been temporarily withdrawn pending further work on the presentation of the evidence base used to justify a reduction in projected housing numbers.

**P.772 URGENT ITEMS**

The Chair reminded members that no decisions could be taken at the meeting on matters not included on the agenda. Nevertheless, an issue had been raised in the Public Session as to whether it would or would not be proper for the council to make an approach to a developer suggesting an alternative use for a potential development site. The Chair permitted discussion of this principle.

*Standing Orders were briefly suspended to enable members of the public to comment. The response was that no such action should be taken without prior notification. Standing Orders were re-imposed.*

The debate tended to the view that even a 'Without Prejudice' approach could be construed as pre-determination. The clerk advised that since any approach at all could be construed as pre-determination, no action should be taken. The committee concurred, in the interests of due process and transparency.

**P.773 DATE OF NEXT MEETING: - Tuesday 18<sup>th</sup> April 2017 in the Small Hall of the Village Hall, East Dean, starting at 6.30 pm**

*There being no further business, the meeting closed at 8.10 pm.*

Signed..... (Chair)

Date.....