



Minutes of a Meeting of the Planning Committee held in the Small Hall of the Village Hall, East Dean at 6.30 pm on Tuesday 18th April 2017

Present: Cllr M Keller (Chair), Cllr I Haydock, Cllr R Maxwell, and Cllr P Seeley

In attendance: K Larkin (Parish Clerk).

There were eleven members of the public present.

Public Session

The following items were raised:

- Land east of Gilberts Drive - The Chair stated that the public consultation session offered by the prospective developer should now take place at the next Planning Committee meeting on 16th May 2017.
- 20 The Brow – the applicant stated that the proposed extension was intended to provide a long-term family home.
- Long View Cottage – the applicant's agent explained that the proposed construction of a new retaining wall was essential as the existing wall was no longer safe. Similarly, the existing garage needed to be replaced and relocated further from Micheldene Road: the existing garage had asbestos in its construction and was too close to the carriageway. Part of the site abutted the Micheldene Road estate entrance, and landscaping at this point would be sensitively handled. The Chair explained that the committee would pass their recommendation on this application (received after the publication of the agenda) to the full council for ratification at the next council meeting on 5th May.
- 8 Summerdown Lane – the applicant explained that the proposed works would double the size of a kitchen which was too small by modern standards.
- Swallow Cottage – the applicant explained that a fourth bedroom at the property had been lost due to adaptations for disabled living, and was now proposed to be replaced. The opportunity would be taken to substitute a pitched roof for an existing flat roof.

The Chair closed the Public Session and opened the meeting

P.774 Apologies for absence: - Cllr P Hill, Cllr A Hookham, Cllr J Sargent

P.775 Declarations of Interest: - Cllr Keller – 8 Summerdown Lane (proposals similar to a personal project at a different property).

P.776 Minutes of the previous meeting: - the Minutes of the meeting held on 21st March 2017 were confirmed as a correct record, and signed by the Chair

P.777 CORRESPONDENCE

- a) **Yelscombe Cottage** – the committee took note that there had been no breach of planning regulations at this property (SDNP/17/00158/OPDEV)
- b) **Birling Gap Steps** – the Chair advised that the modifications agreed to this project after the intervention of Natural England meant that it would now be cheaper to construct new steps than to adapt the existing steps. New planning permission would be required, and the project would not therefore go ahead before the autumn.

P.778 NEW APPLICATIONS

SDNP/17/01464/HOUS – 20 The Brow, East Dean BN20 0ES

Two storey rear extension, ground and lower ground floor with enlargement of driveway

The committee noted that pre-application advice had been sought on this project and that the plans had been amended (not to enlarge the roof space). However, there was concern that the proposed extension would increase the area of the property by 49%. A separate application for a dormer extension was already in progress and would be additional to the 49%. The application sought to justify the increase by reference to the Wealden Design Guide 2008, para.2.3 which stated that extensions in excess of 30% but less than 60% could be allowed where there was 'no major change to the character of the building itself or its impact on its setting'. The proposals were nevertheless in conflict with the emerging Local Plan policy SD45 and the Village Design Statement section DG3, and the committee felt they would fundamentally change the character of the building, though the impact on its setting would be mitigated by the lie of the land and the size of the site.

RESOLVED - To recommend that the application be refused

SDNP/17/01371/HOUS – 32 Hillside, Friston BN20 0HE

Proposed summer house

The proposed summer house would require planning permission due to its large area (18.9m²) though its height would be within permitted development criteria (2.5 m). It would be situated in a large garden with no overlooking.

RESOLVED – To recommend that the application be approved

SDNP/17/00688/PA16 – Telephone Box, Birling Gap Road, East Dean

To change housing style from a K6 style to a KX100

Members agreed that the loss of the K6 box would be regrettable, but reluctantly agreed that in this instance safety considerations outweighed aesthetics.

RESOLVED - To recommend that the application be approved

SDNP/17/01572/HOUS – 8 Summerdown Lane, East Dean BN20 0LF

Proposed erection of a single storey extension and decking to the rear of property and associated alterations

The committee agreed that the proposed extension with faux ridgeline would be sympathetic to the property. There would be no window facing the neighbouring property, and no adverse effects on the long views. The choice of materials had been guided by the Village Design Statement.

RESOLVED - To recommend that the application be approved

SDNP/17/01807/HOUS – Swallow Cottage, Old Willingdon Road, Friston, BN20 0AT

Replace existing flat roof with new pitched roof to create a new bedroom on the first floor extension. Also construct ground floor extension below new pitched roof to create larger entrance hall. Build new pitched roof entrance canopy on timber posts above low level brickwork

The committee noted that the proposed extension would be large but that the existing property probably pre-dated 1948 (the baseline from which increases in floor area were calculated).

Standing Orders were suspended to enable the applicant to confirm that the existing building had been created by joining an old coach house and stables. Standing Orders were re-imposed.

The committee welcomed the proposal to substitute a pitched roof for a flat roof without rising above the existing ridge height.

RESOLVED – To recommend that the application be approved

P.779 URGENT ITEMS**SDNP/17/01623/FUL – Longview Cottage, Micheldene Road, East Dean, BN20 0HP**

Demolition of existing garage and construction of a new single storey garage with attached store in a different location. Landscaping works to the site including the creation of a new vehicular access and driveway, level changes to create new terraces and the construction of new retaining walls.

The committee welcomed this proposal for its potential to improve the appearance and safety of the site. There were no concerns over works to trees, and the highways authority had not raised any concerns. It was agreed that to minimize disruption to traffic in a constricted and busy section of Micheldene Road during the construction phase, the planning authority should be requested to impose a condition that contractors' vehicles be kept on site.

RESOLVED – To advise the parish council that the application should be commended to the SDNPA for approval, subject to a condition regarding contractors' vehicles

P.780 DECISION NOTICES

The committee took note of the following application approved by the SDNPA:

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 parish council had recommended that this application be refused. The application had in fact been reduced in size to a 36% increase (down from 44%).

The committee took note of the following application refused by the SDNPA, in accordance with the recommendation of the parish council:

SDNP/17/00473/HOUS – 21 The Brow, East Dean BN20 0ES

Erection of a 1.35m high Sussex Flint Wall with Quoins and Brick Tops and Planting of a Hedge in front of the Wall

The applicant would be free to build a 1m wall under permitted development criteria.

P.781 EASTBOURNE BOROUGH COUNCIL – STATEMENT OF COMMUNITY INVOLVEMENT

The committee took note of the current consultation by Eastbourne Borough Council on community involvement. The question was raised whether East Dean & Friston would necessarily be notified in the event of an Eastbourne planning application abutting the parish boundary. The open downland between the parish boundary and the built-up area of Eastbourne in fact lay within the South Downs National Park. It was agreed that a letter should be sent to the Borough Council and to the SDNPA noting this fact and requesting that the parish be consulted on any planning applications affecting the downland. **ACTION: KL to draft.**

P.782 DATE OF NEXT MEETING: - Tuesday 16th May 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 7.26 pm.

Signed..... (Chair)

Date.....