



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 20th June 2017

Present: Cllr M Keller (Chair), Cllr I Haydock, Cllr A Hookham, and Cllr J Sargent

In attendance: K Larkin (Parish Clerk).

There were four members of the public present, and one child.

Public session: - None

P.791 Apologies for absence: - Cllr S Fuller, Cllr P Seeley

P.792 Declarations of Interest: - None

P.793 Minutes of the previous meeting: - the Minutes of the meeting held on 16th May 2017 were confirmed as a correct record, and signed by the Chair

P.794 NEW APPLICATIONS

SDNP/17/02262/HOUS – 35 The Ridgeway, Friston, BN20 0EU

Proposed three bay car port

It was noted that the new car port would mostly be built on the existing paved area, but that a small extension to the paving would be required. No soakaway drainage was shown on the plans, but it would be important to ensure that the drainage provided would be adequate to prevent run-off into the road.

RESOLVED – To recommend that the application be approved

SDNP/17/02392/HOUS – Belle View, 29 Michel Dene Road, East Dean BN20 0JR

Proposed extension to the side and rear and associated alterations including extension to rear decking

The Chair stated that planning permission for extensions to the side and rear of the property had been granted in 2015. No objections had been made by the parish council. The present application was for a marginally bigger adaptation of the same project.

RESOLVED - Not to object to the application

SDNP/17/02949/TPO – 3 The Close, Friston, BN20 0HB

Reduce 3 no. Holm Oak trees (where the tree will allow to sufficient growth points) to B53998 Standards

No report had been received from the Tree Warden. No objections had been made by neighbours.

RESOLVED - To recommend that the application be approved

SDNP/17/02177/HOUS – Crowlink Place, Crowlink Lane, Friston BN20 0AU

Extension to the front elevation to form a new west wing with single storey additions to the front elevation at ground floor

Demolition of the existing UPVC conservatory and existing rear single storey extension

New single storey orangery to east elevation and new covered walkway and garden annex to the north elevation

Replacement of all the existing UPVC windows with timber framed double glazed casements for paint finish

Alterations to the existing garage building for ancillary use to the house

Single storey connection to the new west wing

Alterations to the landscape to provide parking and access to the house

The Chair stated that the parish council had received an objection to the application from a neighbour in the property opposite on Crowlink Lane. The objection had also been lodged with the SDNPA. The main cause of concern for the committee would be the scale of the proposed extensions to the property, as both the Village Design Statement (Development Guideline 3) and the emerging Local Plan development management policy SD45 (paragraphs 2d-e) specified that extension should not result in the loss of a small dwelling, nor increase the floor space of the original dwelling by more than 30%. The benchmark for the calculation of the original floor area was 1948. It appeared that Crowlink Place had already been enlarged twice since 1948, once by the addition of an extension on the north side, and again by the addition of a conservatory. These extensions, and the detached garage, could be discounted when calculating the area of the original dwelling. On a rough calculation, the original floor area had been 221m² and the existing extensions had added 69m², making a 31% increase. The extensions now proposed would give the property a total area of 697m² which would be an increase of 313% over the original dwelling, and very considerably in excess of normal criteria. No comments had been offered in mitigation.

It was further noted that the architects had not referred to the Village Design Statement, the emerging Local Plan, or the South Downs National Park Authority, but seemed to have geared the application to Wealden District Council. This was unfortunate as there were a number of policies pertaining to the National Park which should have been taken into account in drawing up the application, particularly the avoidance of any adverse impact on the surrounding countryside or on neighbouring uses and amenities (VDS Development Guideline 7; NPPF paragraphs 58-68; and Local Plan Strategic Policy SD6 Design). In discussion, members expressed concern that the scale of the proposed development would be out of character with

its surroundings, which included the adjacent Grade I listed church of St Mary at Friston, and Friston Dewpond which was a scheduled Ancient Monument. The proposed increase in height of the existing garage building would lead to substantial overlooking of Vicarage Cottage, particularly if any trees were lost due to the proximity of that part of the development to the boundary. The location of the property meant that it was also visible from certain long views, which would be adversely affected, contrary to the Village Design Statement, DG7.

RESOLVED - To recommend that the application be refused

P.795 CORRESPONDENCE

Birling Gap Phone Kiosk – it was noted that BT had confirmed that the K6 phone kiosk would be retained and refurbished, though as yet there was no date for completion of the work.

P.796 DECISION NOTICES

The committee took note of the following applications approved by the SDNPA in accordance with the recommendations of the parish council:

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

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.

P.797 LOCAL PLAN

The committee took note that a Pre-Submission draft of the Local Plan had been considered by the SDNPA Planning Committee in June and would be considered by the full Authority in July, and if approved would be published for a final round of public consultation in September 2017. At present it appeared that no increase was proposed in the allocation of additional housing to the parish in the period of the Plan.

Standing Orders were suspended to enable a member of the public to ask whether this would impact upon the proposed development of land east of Gilberts Drive. It was confirmed that any application on this site would need to be justified as an exception site.

In further discussion it was noted that if sheltered housing were to be provided in the parish outside the proposed Development Boundaries, this too would need to be justified as an exception site.

P.798 EASTBOURNE BOROUGH COUNCIL

Affordable Housing Supplementary Planning Document Consultation

The committee took note that the parish council had been invited to participate in the consultation on this proposed SPD (ends 21 July 2017). The draft was generally welcomed, but it was agreed not to comment beyond thanking Eastbourne for the opportunity to consider the draft. **ACTION: KL**

P.799 URGENT ITEMS

The Chair reported that he had received an anonymous letter complaining that an advert had been placed in the Eastbourne Herald asking for a building plot in the parish with a sea view or South Downs view. The council's policy was not to act upon anonymous complaints, and this policy should be upheld. The committee concurred. It was also noted that any new build development proposal would, of course, be subject to the SDNPA planning controls.

P.800 DATE OF NEXT MEETING: - Tuesday 18th July 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 7.10 pm.

Signed..... (Chair)

Date.....