



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 July 2017

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

In attendance: K Larkin (Parish Clerk).

There were six members of the public present

Public session

Land adjacent to 11 The Brow – Mr B Harffey drew attention to a letter sent on his behalf to the planning authority by a planning consultant, Mr Anthony Keen, objecting to the application to build a three storey, five bedroom house on this plot of land. The application was said to be ‘wholly unacceptable as a matter of principle since it demonstrably conflicts with at least six policies in both the development plan and the NPPF’. Mr and Mrs English and Mr and Mrs Lambert stated that they too had lodged objections to the application and copied them to the parish council. The Chair advised that this correspondence had been circulated to councilors and would be considered.

The Chair closed the public session and opened the meeting

P.801 Apologies for absence: - Cllr S Fuller, Cllr P Hill

P.802 Declarations of Interest: - Cllr I Haydock – near neighbour of No. 11 The Brow

P.803 Minutes of the previous meeting: - the Minutes of the meeting held on 20th June 2017 were confirmed as a correct record, and signed by the Chair

P.804 NEW APPLICATIONS

SDNP/17/01929/FUL – Land Adj. 11 The Brow, East Dean, BN20 0ER

Erection of 5 bedroom, 3 storey dwelling

The committee noted that this site was currently occupied by an aerial which had become redundant due to technological advances. The aerial and possibly the site itself were owned by a local cable TV company. The site was surrounded by tall hedges and the only entrance was on a mini-roundabout on The Brow. The property proposed to be built on the site was very substantial, but the site itself was much smaller than the average in the Friston low density housing area: approx. 1300m² as opposed to 1800m². The house would be very tight on the site.

Cllr Haydock (having declared an interest) stated that the application did not refer to the Village Design Statement at all, though the VDS guidelines on the choice of materials; the use of soakaways; and the preservation of the skyline from key view-points, were all relevant and should have been followed. The site was visually prominent and could become more so if the high hedges on the roadside edges (the NW and NE sides) were removed. The accuracy of the block plan was also questionable as the property at No.11 The Brow was closer to the common boundary than the plan showed. A fire hydrant at the entrance to the site would have to be relocated if the application were granted.

Standing Orders were suspended to enable Mrs English to explain that the hedges to the NW and NE were in her ownership and therefore lay outside the red line of the site. The applicant would not be able to remove them. Standing Orders were re-imposed.

The planning authority had recently been asked for pre-application advice on a proposal to build a new dwelling on a different curtilage site on The Brow (SDNP/17/01214/PRE) and had indicated that permission would probably be refused as contrary to policy. The planning officer was 'not convinced at this stage that you could successfully accommodate a separate dwelling on the site without harm to the character of the local area or neighbours'. The same considerations would apply on the land adjacent to 11 The Brow. Moreover, no application had been made for a change of use, though this would have been normal procedure. In discussion, members noted Mr Keen's advice that outline planning permission should have been sought first, to establish that the site could be treated as brownfield. The committee expressed the hope that the aerial could be removed whether planning permission was granted or not.

Overall, members agreed that the proposed dwelling would be too big for its location even if the plot were not so cramped. It would be wholly unsuitable and unacceptable to build a three storey house on the skyline where it would be highly visible from significant long view points.

RESOLVED - To recommend that the application be REFUSED

SDNP/17/03057/HOUS – 3 The Close, Friston, BN20 0HB

Two storey front extension, single storey rear extension and garage extension

The committee noted that this was a comparatively new property which was already being extended, but agreed that each proposed extension would be reasonable in scale and that there were no grounds for rejection.

RESOLVED - Not to object to the application

SDNP/17/03113/HOUS – Longview, Micheldene Road, East Dean, BN20 0HP

A kitchen extension on the ground floor flank wall and a rear dormer window to the second floor bedroom

There were no issues with this application, as the proposed extension would be tucked into the bank at the rear of the property and would be hidden from view. However, the access to this property was also a key access point for the whole Estate, and if contractors' vehicles were not

kept on site there could be serious traffic problems. Works already in progress at the property had been carefully managed on the whole, but there had been exceptions. **ACTION: KL to send a reminder**

RESOLVED – Not to object to the application

SDNP/17/03050/HOUS – 20 The Brow, Friston, BN20 0ES

Rear extension to ground floor, rear extension to first floor roof

The Chair drew attention to the design progression at this property, whereby the original plans had been scaled down and amended to achieve greater harmony with the surroundings instead of altering the character of the property. The number of bedrooms would remain unaltered, but they would be bigger, and en suite. However, a void would be left at the rear of the property below a new decked area which would be accessed direct from the ground floor. If this were to be filled in at a future date, the scale of the extension would increase again. The committee would be opposed to this as 'planning creep'. Members agreed that the present proposals were acceptable but requested that a prohibition on further extension should be a condition of planning consent. It was also requested that the glass panels to the rear of the property should be non-reflective.

RESOLVED - Not to object to the application

SDNP/17/03237/LIS – Birling Manor, Gilberts Drive, East Dean BN20 0AA

Replacement of two external doors

RESOLVED - Not to object to the application

SDNP/17/03425/TPO – Mapleswood, Old Willingdon Road, Friston, BN20 0AT

Notification of intention to fell 2 No. ash trees (5 and 12)

There was no objection to this application, but members were concerned to note that the trees in question might be suffering from ash die-back. The county council and the Forestry Commission should be notified. **ACTION: KL**

RESOLVED – Not to object to the application

SDNP/17/03122/HOUS – 4 Micheldene Road, East Dean BN20 0JH

Single storey and 2 storey additions with dormers and roof lights to form rooms in roof

The committee noted that this application was intended to transform a classic two bed bungalow with a small kitchen into a four bed two storey property with a bigger kitchen. The increase in footprint of approx. 23% would not exceed the published guideline in the emerging local plan and in the Village Design Statement, but overall the extensions would alter the character of the property. A very large flat roofed dormer was proposed on the rear elevation, contrary to the VDS, and would look dominant from properties downslope in Sussex Gardens. There were no known objections from neighbours, but even so the committee was concerned that this type of

small property was the very type that was in short supply in the village, and was in danger of being lost. It was therefore agreed to recommend that the application be refused.

RESOLVED - To recommend that the application be REFUSED

P.805 AMENDED APPLICATION

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

Proposed three bay car port

The committee took note that this application had been scaled back on the advice of the planning authority. 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

P.806 DECISION NOTICES

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

/ SDNP/17/01894/FUL – Hotel Car Park, Birling Gap Road, Birling Gap, East Dean BN20

0AB - Relocation of the existing staircase at Birling Gap. Bridge, tower and staircase to be removed New piles are to be installed close to the cliff face. A new tower and staircase is to be fabricated off site and craned onto the new piles and the existing bridge section reinstalled. This application follows SDNP/16/02479 which was granted conditional approval and the reasons for the new application are: 1) Previously the tower and staircase were to be refurbished and re-installed. The proposal now is that they are replaced with a like for like new installation. 2) Natural England requested a condition requiring the tower to be reset so that the new front feet of the tower were located onto the existing rear feet of the tower. This would be impractical as it would only extend the life of the staircase by 2 -3 years. The intention is to relocate the tower as close to the cliff face as practical to maximise the useful life.

SDNP/17/01534/FUL – Friston Place, Jevington Road, Friston BN20 0AH

Reinstatement of a former wall opening and creation of new steps

SDNP/17/02240/HOUS – 26 Wenthill Close, East Dean BN20 0HT

Proposed rooms in the roof with front dormer

SDNP/17/02362/HOUS – 1 Micheldene Road, East Dean, BN20 0HP

Proposed single storey extension at rear

The committee took note that the following application had been returned:

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

P.807 LOCAL PLAN

The committee took note that the Pre-Submission draft of the Local Plan had been considered by the full Authority in July, though the Authority's decision had not yet been published. A further update should be available at the August committee meeting.

P.808 DATE OF NEXT MEETING: - Tuesday 15th August 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 7.38 pm.

Signed..... (Chair)

Date.....