



**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 15<sup>th</sup> August 2017**

**Present:** Cllr M Keller (Chair), Cllr I Haydock, Cllr P Hill (Item P.813 Taperfield onwards), Cllr A Hookham, and Cllr J Sargent

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

*There were two members of the public present*

**Public session**

26 Hillside – the applicant drew attention to an objection lodged against this application by the owner of No.24 Hillside on the grounds that the proposed two storey extension would block natural light and make his two main living areas on the ground and first floors dark for most of the day. The applicant argued that this was incorrect, as there was already a high wall and hedge between the two properties, and the existing garage wall at No.26 facing the hedge was 4m high, which already restricted the light to No.24. The proposals deliberately did not include any windows which would overlook No.24.

*The Chair closed the public session and opened the meeting*

**P.809 Apologies for absence:** - Cllr S Fuller, Cllr B Greenwell, Cllr P Seeley

**P.810 Declarations of Interest:** - None

**P.811 Minutes of the previous meeting:** - the Minutes of the meeting held on 18<sup>th</sup> July 2017 were confirmed as a correct record, and signed by the Chair

**P.812 CORRESPONDENCE**

- a) Plant Health England – it was noted that all cases of ash die-back (*chalara*) should be reported via the website [www.forestry.gov.uk/treealert](http://www.forestry.gov.uk/treealert). This request should be publicised in the parish. A possible new case had been reported in The Brow
- b) O2 Phone mast – a resident had asked the planning authority whether a phone mast could be installed at the bottom of Eastbourne Hill as permitted development. The Chair reiterated that the SDNPA had already advised that planning permission would be required and that no application had been lodged.
- c) Crowlink Place - a request for pre-application advice had been lodged with the SDNPA under reference SDNP/17/03681/PRE, and was substantially the same as the full

- application which had recently been withdrawn
- d) Birling Gap Steps – it was noted that the approved work should be carried out in October (weather permitting)
  - e) 20 The Brow – the SDNPA had provided feedback to the parish council indicating that although the parish had not objected to the current version of this application, the planning authority would do so. The planners were particularly concerned about the impact of the proposals on the neighbouring property, and also various design issues that were exacerbated by the fact that the rear of the dwelling was ‘in a visible and prominent location’. It was agreed that this was helpful information. **ACTION: KL to thank the SDNPA for the feedback**

### P.813 NEW APPLICATIONS

#### **SDNP/17/03563/HOUS – 26 Hillside, Friston BN20 0HE**

*General remodelling to an existing dwelling including a 2 storey side extension, replacing an existing garage, side and front single storey extension, alteration and extension to the roof forming additional accommodation. Also rearrangement of the front area forming additional parking bays and improved pedestrian access*

The committee noted that the proposed works would double the size of the property (which had already been extended post 1948) and would change its character from a small cottage to a large four bedroom house. This would be in breach of the development guideline DG3 of the Village Design Statement that extensions should not normally increase living space by more than 30% or be such as to radically alter the character of the property. The architect had argued that in the vicinity ‘significantly large alterations and additions’ were being made to other detached properties, and that the scale of the proposed extensions to No.26 would be ‘in tune with many of the adjacent houses’. However, the committee noted that No.28 Hillside, which was currently undergoing extension, had been a larger property to start with, and was not being radically altered in character.

The elevation facing No.24 would be a full three storeys in height, and as stated in the Public Session there was a disagreement between the applicant and the owner of No.24 as to whether this would or would not cause additional loss of light to No.24. The committee did not feel able to comment on this but agreed that it should be a material consideration for the planning authority.

RESOLVED – To recommend that the application be refused

#### **SDNP/17/03326/HOUS – Taperfield, Jevington Road, Frison BN20 0AG**

*Proposed basement areas under the already approved raised rear balcony and existing garage areas*

The Chair noted that this large modern property had undergone a number of further enlargements already and was unusual for the area in style. Its building had initially been opposed by the community, but the planning authority had seen architectural merit in the design and had concluded that it would be permissible in this location. The current proposals would not

alter the footprint of the property nor turn a small property into a large one. They would only alter a basement area where they would be almost invisible from outside. The committee had no objection to the proposals but found it regrettable that ‘planning creep’ had taken place and argued that further incremental changes should be discouraged.

RESOLVED – Not to object to the application

## **P.814 URGENT BUSINESS**

### **SDNP/17/04005/HOUS and SDNP/17/04006/LIS – Birling Manor, Gilberts Drive, East Dean BN20 0AA**

*Internal alterations, enlargement of entrance hallway, alterations to fenestration, glazed roof to light well, re-instatement of drive adjacent to house and formation of parking space*

The Chair reported that this pair of applications had been received too late for inclusion in the agenda, but that the committee was invited to consider it and pass their recommendation to the parish council for ratification at the next council meeting on 7<sup>th</sup> September. Much of the proposed work was internal to the property and designed to restore features that had been lost or obscured in previous alterations, and the committee sympathized with the intention of these alterations. However, there were two potential concerns, namely (1) the effect of the proposed driveway changes on Bridleway 26a; and (2) the possible impact of a new glazed light well on long views and dark skies.

In discussion, the committee concluded that (1) need not be a concern if the driveway were to be relocated away from the right of way before the latter went off-site behind Birling Lodge, and if the right of way were separated from the driveway by a new hedge. The plans did not show the right of way clearly, but if the committee’s reading were correct they would not object to the relocation of the driveway. They would, however, request the planning authority to ensure that the right of way was not obscured or obstructed in any way, and that adequate sight lines should be maintained for riders exiting onto Gilberts Drive/Birling Gap Road.

Regarding (2) (the proposed new light well), the committee noted that this should not be visible from any long views as it would be wrapped around by other roofs. Light pollution in the hours of darkness was a possible concern that could be mitigated by the applicant.

RESOLVED – To recommend that the parish council should support the application at their meeting on 7<sup>th</sup> September 2017

## **P.815 DECISION NOTICES**

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

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

*Proposed two bay car port*

**P.816 APPEAL**

The committee took note that the following application had gone to Appeal:

**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 parish council would have no further opportunity to comment unless it wished to withdraw its objection. The objection would not be withdrawn.

**P.817 SDNPA - 'INFRASTRUCTURE BUSINESS PLAN'**

The SDNPA had invited parishes to submit expressions of interest for infrastructure projects that were required to support growth identified in the emerging Local Plan, and were suitable for funding from the Community Infrastructure Levy (response deadline: 29 September 2017). It was agreed that this topic should be referred to the full council for decision.

**P.818 EASTBOURNE BOROUGH COUNCIL**

The Borough Council had invited the parish to respond to their consultation on the Town Centre and Seafront Conservation Area Appraisal <http://www.eastbourne.gov.uk/about-the-council/council-policies-plans-and-strategies/planning-policy/conservation/conservation-areas/> [ends 9<sup>th</sup> October 2017]. The Committee agreed that this too should be referred to the full council in September.

**P.819 LOCAL PLAN**

The committee took note that the Pre-Submission draft of the Local Plan was now scheduled for consultation in September-November; submission to the Secretary of State in March 2018; examination in March-July 2018; and adoption in September 2018

**P.820 FURTHER URGENT BUSINESS**

The committee noted that the Ecology report on the planning application for Land Adjacent to 11 The Brow appeared to conflict with East Sussex County Council's general Landscape Assessment, as the former attached little importance to the scattered trees on the site, while the latter commended additional tree planting in East Dean. A request for clarification had been sent to ESCC and an update would be given at a future meeting.

**P.821 DATE OF NEXT MEETING: - Tuesday 19<sup>th</sup> September 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.....