



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 17th October 2017

Present: Cllr M Keller (Chair), Cllr B Greenwell, Cllr I Haydock, Cllr P Hill, Cllr A Hookham, and Cllr S Fuller

There were approximately twenty members of the public present

PUBLIC SESSION

The Chair welcomed residents and explained the public session protocol. He stated that all views and opinions would be welcome and that all would be taken into account during the council session.

Mr Ben Ellis, of Bedford Developments, was present to explain the proposed development in the grounds of the Old Parsonage, which was on the agenda for discussion by the committee, and he was invited to make his presentation so that questions could follow.

The salient points of Mr Ellis's presentation were as follows:-

- There had been a previous presentation at the public session in May 2017. Much very useful feedback had been given that the developers had taken fully into account
- New proposals modified based on previous feedback and discussions with neighbours, SDNP, Highways, etc.
- The designs and layout have evolved and it was suggested that they will enhance rather than detract from the local street scene
- High quality materials and finish to be used with brick, flint, tiles and Sussex gable ends
- Designs now incorporate changes to be suitable for disabled / later life use
- 4 properties proposed on the site not 9 as initially proposed. 2 semi-detached off Eastbourne Road and 2 detached off Gilberts Drive
- Hard copies of plans and designs were furnished
- Emphasis was placed on the high quality of the proposed properties materials and design
- Facing walls of Old Parsonage plot to be improved and enhanced
- Properties are aimed at the local market for those wanting to downsize and move down the hill closer to the village centre

The Chair thanked Mr Ellis for his input and invited comments from the public on this and other planning matters.

Questions were asked about when works would commence and when properties would be available to purchase. Mr Ellis explained that once planning permission was granted that they would intend that works would commence immediately with completion in about 9 months.

A question was asked about selling price and availability. Mr Ellis explained that Estate Agents would be appointed to advise on price and that if a resident wished to agree an early purchase, a forward sale would be good and they would be very willing to discuss this.

A near neighbour of the proposed development said that peace and privacy were their main concerns. Neighbours had met with the developer and were generally in favour of the new proposals.

In answer to a query about plot size, Mr Ellis stated that the total area for the 4 properties was about 0.62 of an acre. The site plans show the plots in detail.

In relation to other agenda items, Mrs D Clark was present and stated that she would be happy to take any questions about the proposed development of 34 Micheldene Road.

No further questions were raised in public session.

The Chair closed the public session with thanks for the input and opened the Planning Committee meeting.

P.832 Apologies for absence: - Cllr P Seeley, Cllr D Clarke

P.833 Declarations of Interest: - Cllr Fuller stated that he was a neighbour of one of the proposed developments.

P.834 Minutes of the previous meeting: - the Minutes of the meeting held on 19th September 2017 were confirmed as a correct record, and were signed by the Chair

P.835 CORRESPONDENCE

The Chair explained that there had been two items of written correspondence received both related to the proposed development at The Old Parsonage. Both were letters of objection addressed to the SDNPA and copied to the Parish Council. Both letters had been copied to all council members who confirmed that they had received and read these.

The Chair explained that G Johnson had very usefully raised the issue of Pre-planning information being in the public domain and that this principle had now been established in a ruling by the Information Commissioner. The Committee agreed that Mr Johnson was to be commended for this and that the Chair should write to the SDNPA to emphasise this point.

Action MK

P.836 NEW APPLICATION

The Chair suggested a revision to the agenda to enable discussion of The Old Parsonage development first.

**SDNP/17/04912/FUL – Land adjacent to, and to the rear of The Old Parsonage,
Eastbourne Road, East Dean**

Proposed residential development of 2 no. semi-detached two bedroom dwellings accessed off Eastbourne Road and 2 no. detached two bedroom dwellings accessed off Gilberts Drive with associated landscaping

It was agreed to address this matter in two sections – firstly the principle of the development and secondly the detailed proposals.

1. Principle of development in this location

The nature of “Brownfield” development was discussed. Since a central Government ruling in 2010, residential gardens have not been classed as “Previously Developed Land”, (more commonly referred to as “Brownfield”). However, a recent Court of Appeal ruling (“The Dartford Case”) had held that, while gardens in built up areas should not be regarded as Brownfield, village or rural garden development is Brownfield and may be permitted.

The Village Design statement was referred to regarding garden development.

On page 20, DG6 states: *“Development should avoid extending the built footprint of the village and priority given to the use of brownfield sites or developable land already located within the existing footprint.”*

On page 24 it states: *“Development of large residential gardens - The development of large residential gardens will usually not be supported in order to retain the existing character of the parish”*

Cllr Hill reminded the Committee that during pre-planning, it was felt that this land was suitable due to its location and the need to improve on the dilapidated existing state.

It was agreed that in principle the Village would approve of a small development on this particular site.

2. The details of plans and design

The Committee discussed and agreed that the designs were generally good and would likely be an asset to the village. There was much discussion regarding the details of the designs and their suitability for the village setting.

After much discussion the following factors were felt to be important.

- The designs each show 2 bedrooms and one upstairs study. This “study” could easily be used as a bedroom. Notwithstanding this, it was agreed that even if the designs were 3 bedroom this was not a negative as even those downsizing often require an occasional third bedroom.
- If permission were to be granted it was agreed that the properties as built would be the right size and that further “permitted development rights” (including change of use to the garages) should be limited to prevent future enlargement.
- The designs were generally good, but the two story porch feature projections at front and rear with zinc or lead cladding were not in keeping with the vernacular style and should be rejected. A pitched ridge and tile hanging would be more appropriate.

Standing orders were suspended to allow Mr Ellis to respond to the criticisms of the porch features. He replied that he was agreeable to a change in materials and design to make these more in

keeping with traditional features within the village. He would speak to the architect with a view to producing and submitting amended plans to accommodate this.

Standing orders were then re-imposed.

As a result of Mr Ellis's response, the committee would be minded to recommend approval of the development, subject to satisfactory sight of amended plans. However, as the application stands it is unacceptable because the present building designs are not in keeping with principles and standards laid down in the VDS.

RESOLVED – To recommend that the application be refused in its current form

P.837 AMENDED 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 had discussed this application in July this year and recommended for refusal as 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. The application has now been amended (scaled back) and the planning officer has sent it for re-consultation with the parish council. The committee welcomed the amended plans which, it felt, had addressed fully its concerns regarding the previous proposal for a large flat roofed dormer to the rear and the potential loss of a small dwelling due to over-enlargement.

Provided there are no subsequent changes to the latest plans, the committee withdraws its objection to the granting of Planning Permission for this project.

RESOLVED – To recommend that the application be approved

The Chair to contact SDNP urgently on this as there is a short time limit.

Action MK

P.838 NEW APPLICATIONS

SDNP/17/04808/HOUS – 5 Peakdean Lane, East Dean, BN20 0JD

Form rooms in roof

This property had been previously extended some years ago by means of a flat roofed kitchen extension and a conservatory. It was now proposed to carry out a loft conversion involving the enlargement of an existing front facing dormer and construction of a new rear facing one. Both dormers were proposed to be flat roofed.

This is not in line with the VDS (page 20, policy DG4 and page 24, Architectural Features Guidelines) and recent improved design features of other properties in the village.

Notwithstanding the existing flat roofed extension to this property, the committee felt that any newly constructed or enlarged dormers should have a tiled ridge or, if that were not possible because of height restraints, then at least a tiled faux ridge screening to a flat roof.

RESOLVED – To recommend that the application be refused

SDNP/17/05037/HOUS – 34 Micheldene Road, East Dean, BN20 0JR

Rear extension with additional floor space at ground and first floors, with new hipped roof

dormer construction

Before and after plans were reviewed. There was much discussion about the design incorporating a large area of flat roof and importantly that the design would increase footprint by over 50%. The scale of the proposal was agreed to be too much in excess of VDS guidelines of 30% (page 20, policies DG3 and DG4) and should be refused for this reason.

RESOLVED – To recommend that the application be refused

P.839 DECISION NOTICES

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

SDNP/17/02392/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

P.840 LOCAL PLAN (Report Item 8)

To consider commenting on the Pre-Submission draft of the Local Plan [for documentation see <http://www.southdowns.gov.uk/localplan> - consultation ends 21 November 2017]

The Committee was grateful to the Parish Clerk for her excellent paper on this. It was agreed that this should form the basis of an addendum to the VDS that should be mailed to past recipients of the VDS.

Action KL

Cllr Greenwell had recently attended a briefing on the SDNP Pre-Submission draft of the Local Plan. He reported that this would give greater power to limit developments to those that will not impact adversely on the National Park. It will also limit numbers of new homes built in the park.

A proportion of the Community Infrastructure Levy will be passed on to Parishes for infrastructure spending. In the case of ED&F this will be 15% as we have chosen not have a local development plan.

In the Pre-Submission draft of the Local Plan the land with planning permission at The Fridays was incorrectly described as land to the rear of The Fridays. This was misleading and the Parish Clerk is asked to submit a request for correction.

Action KL

P.841 URGENT BUSINESS -

Cllr. Keller announced that he is resigning as Chair of the Planning Committee, having now taken on the role of Chair of the Parish Council. A replacement will need to be agreed at the next full Council meeting.

A unanimous vote of thanks was given to Cllr. Keller for his services as Chair to the Planning Committee.

P.842 DATE OF NEXT MEETING: - Tuesday 21st November 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 8.15 pm.

Signed..... (Chair)

Date.....