



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 21st November 2017

Present: Cllr T Bryant (Chair), Cllr S Fuller, Cllr I Haydock, and Cllr A Hookham

There were six members of the public present

PUBLIC SESSION

Land adjacent to the Old Parsonage - The prospective developer, Mr Ben Ellis, defended the principle of development being permitted on this site, against an objection raised by Mr G Johnson. The principle had been fully debated and agreed upon at a previous meeting and in discussions with the SDNPA. The owners of neighbouring properties had also been fully consulted. No new issues had arisen, and no other objections made to the principle of development. The parish council had criticized two specific design features (porches with flat roofs and zinc cladding), and the plans had been amended to show pitched roofs and traditional materials. The amendments were now before the committee. A query had also been raised about drainage on the site and Mr Ellis confirmed that sustainable drainage would be covered by a planning condition. Drainage would be to soak-aways and would be in accordance with building regulations. Paper copies of the revised plans were tabled for inspection.

Mr G Johnson in response reminded the meeting that initially the proposed development had been kept out of the public domain, and he had made detailed appeals to the Information Commissioner to achieve publication. He accepted that the principle of permitting development on this site had been determined, but reminded the council that the broader principle of having distinct development policies for the areas to the south and north of the A259 should also be defended. The historic core of the parish to the south of the A259 with older buildings loosely scattered around open spaces had historically been protected from development, but the village had been able to grow naturally thanks to the different character of the Downlands Estate, with its Development Boundary. It was unfortunate that in 2013 the Core Strategy adopted by Wealden District Council and by the newly formed South Downs National Park Authority (as an interim measure) had removed the Development Boundary and inadvertently weakened the protection of the south, by putting it on the same footing as the north. This would soon be corrected by the emerging SDNPA Local Plan, and in the meantime no further ground should be given in the south.

Mrs D Shepherd (adjoining owner), stated that the neighbours who had been consulted had responded as lay participants and would like to be reassured that the planning process in this case had been properly conducted. She requested that the minutes of the Public Session at the October Planning Committee meeting be amended to clarify that the near neighbours of the site were not 'in favour' of the proposals, but rather 'did not object' to the proposals.

37 Peak Dean Lane – Mr Colin Miller (applicant) explained that his proposed new summer house

would replace a previous one, and though larger would be partially concealed by being built into the slope of the garden.

26 Hillside – Mr M Goulding (the applicant) stated that his proposal to remodel an existing dwelling had been withdrawn following objections from a neighbour, and pre-application advice was now sought on fresh proposals. It was still intended to enlarge the property and improve the layout, but the height and bulk had been reduced, particularly on the elevation facing No.24 Hillside. Two windows currently facing that property would also be removed. Clay tiles and stock bricks would be used to match existing materials. Other properties in the immediate vicinity had already been substantially enlarged.

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

P.843 Apologies for absence: - Cllr D Clarke, Cllr B Greenwell, Cllr P Hill, Cllr M Keller, and Cllr P Seeley.

P.844 Declarations of Interest: - Cllr T Bryant: 6 Dene Close (personal association with applicant); Cllr S Fuller: Underhill House (personal association with applicants).

P.845 Minutes of the previous meeting: - Cllr Fuller proposed that the Minutes of the meeting held on 17th October 2017 be amended on page 2, para 2, last sentence to read: '*Neighbours had met with the developer and **did not object to the new proposals***'. This was agreed by those members who had been present, and the amended minutes were confirmed as a correct record, and signed by the Chair.

P.846 CORRESPONDENCE

The committee took note of the following:

- a) **17 The Brow** – retrospective permission was required for a new outbuilding but full details were not yet available.
- b) **Underhill House** – the applicants had submitted an explanatory note on the current application to extend the living room
- c) **Land adjacent to the Old Parsonage** – the committee thanked Mr Johnson for his correspondence and in particular for his efforts in support of the principle of transparency, and noted that the parish council had sent a letter in support of transparency to the SDNPA Director of Planning [the minutes of the Public Session, above, also refer].
- d) **SDNPA** – the planning authority had commissioned a customer satisfaction survey to which the parish clerk would be asked to respond.

P.847 PRE-APPLICATION

SDNP/17/05304/PRE – 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 with in/out access and improved pedestrian access.

It was noted that the committee did not have to comment on a request for pre-application

advice. Nevertheless, members generally welcomed the changes made in response to criticisms of the original plans, as outlined by the applicant in the Public Session. These moved the project in the right direction. The planning authority should be requested to give full weight to the impact of the proposals on neighbours as the project evolved.

P.848 AMENDED APPLICATION

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

The Chair agreed with comments made in the Public Session that it was probably too late to reverse the committee's previous decision to support the principle of development on this site; the amendments requested had also been produced to a satisfactory standard. The issues raised by Mr Johnson were important, but it was the duty of the planning authority to decide on the underlying policy, and residents could be assured that the parish had acted according to protocol in representing the view of the village, which included a desire to see some properties built to sheltered housing standards. Members also agreed that the site was not just garden land: there were dilapidated kennels on a semi-commercial scale, and disused stables, i.e. significant brownfield elements which could justifiably be developed [see VDS, page 20, Development Guideline 6]. The planning authority would therefore be justified in treating it as a Rural Exception site. However, there should be a restriction on automatic rights to further development.

RESOLVED - To recommend that the amended application be approved

P.849 NEW APPLICATION

SDNP/17/HOUS – 37 Peak Dean Lane, East Dean, BN20 0JE

Single storey outbuilding

RESOLVED – Not to object to the application

P.850 URGENT ITEM – for discussion but not for decision:

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

The Chair invited the committee to consider revised plans, received after the agenda had been published, on the basis that any further comments would need to be ratified at the parish council meeting on 7th December 2017. Cllr S Fuller declared an interest as the owner of a neighbouring property.

The Chair suspended Standing Orders to allow Mrs Clarke to comment on the proposed changes. Standing Orders were re-imposed.

Members noted that the revised plans reduced the overall size of the proposed extension

and also the area of flat roof, both of which had been contrary to VDS guidelines. It was agreed to recommend that the parish council should not object to the revised plans.

P.851 NEW APPLICATIONS

SDNP/17/05346/HOUS – 69 Micheldene Road, East Dean, BN20 0JZ

Proposed garage conversion, proposed single storey extension to the rear with re-formed and re-guarded decking over and forecourt parking bay (permitted development) to the front and associated alterations

RESOLVED – Not to object to the application

SDNP/17/05385/HOUS – I Mill Close, Friston, BN20 0EF

Outbuilding – double garage

Members noted that there had been a previous application to provide a second dwelling at this property. It was agreed that a condition of approval of the present application should be that any future conversion to accommodation must be ancillary to the main dwelling.

RESOLVED - Not to object to the application

SDNP/17/05551/HOUS and SDNP/17/05552/LIS – Underhill House, Went Way, East Dean, BN20 0DB

Proposed living room extension

RESOLVED - Not to object to the applications

SDNP/17/05624/HOUS – 6 Dene Close, East Dean, BN20 0JJ

Proposed single storey extension to the front, two storey extension to the side and associated alterations including the provision of an enlarged forecourt vehicle parking and turning area

In discussion it was noted that the original property on this plot was fairly small, and the proposed extension might be proportionately too large. However, it was accepted that the present layout of the property was not good and that the proposed extension would be partially offset by the demolition of an existing garage. The number of bedrooms would remain unchanged. The increased parking area would need to be equipped with sustainable drainage. A vote was taken on the proposal not to object to the application, and was carried by three votes in favour and one against.

RESOLVED – Not to object to the application

SDNP/17/05570/HOUS – 24 The Brow, Friston, BN20 0ES

Replacement of existing detached garage with re-profiled driveway

RESOLVED - Not to object to the application

P.851 DECISION NOTICES

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

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

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

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

SDNP/17/04557/PA16 – Eastbourne Road, East Dean, East Sussex

Installation comprises of 1 No. 12.5m Pandora Street Pole with 3 No. Enclosed Trisector Antenna, 2 No. Equipment Cabinets (1 for future deployment) and ancillary development thereto

The committee noted that this decision was not in accordance with the recommendation of the parish council. Members recorded their disappointment that there had not been more active engagement on getting the location of the proposed mast right, and that the parish's detailed comments on the location had simply been dismissed. The subsequent consultation on the colour of the mast was felt to be comparatively trivial.

P.852 LOCAL PLAN

The clerk reported that the list of cross references between the Pre-Submission version of the Local Plan and the Village Design Statement, approved at the previous meeting, had been supplied to the SDNPA. The Authority was considering allowing all existing Village Design Statements to be amended simply to update references, on a short procedure, after the Local Plan was finally adopted. This would not be before the summer of 2018. The committee took note.

P.853 DATE OF NEXT MEETING: - Tuesday 12th December 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 7.42 pm.

Signed..... (Chair)

Date.....