



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 12th December 2017

Present: Cllr T Bryant (Chair), Cllr I Haydock, and Cllr M Keller

In attendance: K Larkin (Parish Clerk)

There were no members of the public present

P.854 Apologies for absence: - Cllr S Fuller, Cllr B Greenwell, Cllr P Hill, Cllr A Hookham and Cllr P Seeley

P.855 Declarations of Interest: - Cllr M Keller – 77 Micheldene Road (personal association with applicant); Cllr I Haydock – Land adjacent to 11 The Brow (site near own property).

P.856 Minutes of the previous meeting: - The Minutes of the meeting held on 21st November were confirmed as an accurate record and signed by the Chair. However, it was noted that an incorrect assumption had been made in the discussion of 6 Dene Close, i.e. that the number of bedrooms would not be increased by the proposed extensions. There would in fact be an increase.

P.857 CORRESPONDENCE

- a) **6 Dene Close** – a near neighbour had requested correction of an incorrect statement in the minutes of the committee meeting held on 21st November 2017 [see minute 856 above], and the correction had been duly recorded.
- b) **Land adj. to 11 The Brow** – it was agreed that as the application to develop this site had been refused, the applicant should be asked whether the TV mast on the site was to continue in use, or whether it could be dismantled. **ACTION: KL**
- c) **Verge at The Ridgeway/Windmill Lane junction** – several residents had sought reassurance that the verge would be reinstated when the current building works were complete. The Residents Association had advised that the verge was in fact privately owned and reinstatement was intended.
- d) **Request for advice** – the Jevington and Filching Residents' Association had asked for a meeting to assist them in the preparation of a Village Design Statement and/or a Neighbourhood Plan. The Chair agreed to attend a meeting in the New Year.

P.858 NEW APPLICATIONS

SDNP/17/03706/FUL – Natural England, Green Barn, Seaford Road, Friston BN20 0BA
To construct a new toilet block adjacent to the existing building. This is to complement the facilities currently available which are insufficient for the number of people operating out of the Green Barn which is a base for conservation sites in the local area.

RESOLVED - To recommend that the application be approved

SDNP/17/05975/HOUS – 77 Micheldene Road, East Dean BN20 0JZ

Proposed rooms in roof with velux cabrio balcony and velux roof lights

It was noted that there had already been a side extension to this property, but that the works now proposed would not increase the footprint at all. It was suggested that non-reflective glass should be used for the new balcony window and roof lights.

RESOLVED – To recommend that the application be approved, subject to the use of non-reflective glass for the new glazing units

P.859 DECISION NOTICES

- a) The committee noted the following applications approved by the SDNPA:

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

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

Form rooms in roof

This decision was not in accordance with the recommendation of the parish council, which had opposed the use of a flat-roofed dormer. The deciding factor had been that the property already had a flat-roofed dormer which would form part of the reconfiguration.

- b) The committee noted the following application refused by the SDNPA

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

Erection of 5 bedroom, 3 storey dwelling

- c) The committee noted the following withdrawn application

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

- d) The committee noted the issue of pre-application advice:

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 planners had indicated likely refusal for this project. The Committee reiterated its previous advice that the applicant's revised plans had

moved the proposals in a positive direction.

P.860 HAILSHAM NEIGHBOURHOOD PLAN

The committee considered responding to the 'Regulation 14' consultation on the draft Hailsham Neighbourhood Plan. The Plan was unlikely to impact directly on the parish: improved transport links would be required with the growth of the town, but the proposed new bus services to Polegate and Eastbourne would not assist East Dean and Friston residents. It was agreed not to comment, but to thank the town council for offering the opportunity to do so. **ACTION: KL**

P.861 LOCAL PLAN – Nothing to report

P.862 URGENT ITEMS – None

P.863 DATE OF NEXT MEETING: - Tuesday 16th January 2018 in the Small Hall of the Village Hall, East Dean, starting at 6.30 pm

There being no further business, the meeting closed at 6.57 pm.

Signed..... (Chair)

Date.....