



**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 20<sup>th</sup> March 2018**

**Present:** Cllr M Keller (Acting Chair), Cllr B Greenwell, Cllr A Hookham, and Cllr P Seeley

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

*There were seven members of the public present*

**PUBLIC SESSION**

**No.6 Dene Close** – the resident of No.5 Dene Close (opposite) stated that he had no objection in principle to the extension of the property, but did regard the currently proposed extension as too big in scale and mass, particularly in the context of its relatively small plot and elevated position in a small close. The plans had been scaled back a little in response to concerns previously raised by the planning authority, but the increase in floor area would still be 35.2% including the present garage, or 42.3% excluding the garage, i.e. in excess of policy guidance. The proposed footprint and ridgeline had not been changed from the original application. The main change was the provision of a catslide roof facing No.4 Dene Close, but the more prominent front elevation was basically unchanged, and the linear massing would be detrimental to the character of the Close. It would also result in the loss of another small property (from six rooms to ten). There was a concern that the use of the pre-application procedure might already have paved the way for the application to be approved as revised at the request of the planning officer.

The applicants had agreed that the correspondence with the planning officer be published. The concerns of the planning officer at the pre-application stage had been for the possible impact on No.4 Dene Close, and these concerns had been met. It was hoped that some of the concerns raised from No.5 Dene Close would also be met. In response to the ongoing objections, they argued that the property had never previously been extended or improved and its layout was very impractical. The reason for the front extension was the location of the stairs. The house sat at a 45 degree angle on its plot, so the full breadth of it did not directly face the road. It would come forward 0.9 m from the existing porch without coming forward of the building line. The large percentage increase in floor area was not unprecedented, and at 120 m<sup>2</sup> would still be small in SDNPA policy terms. They did not agree that the property would be large in relation to the size of the plot.

**5 Elven Lane** – the applicant gave a brief introduction to the application. The majority of the proposed extension would be at the rear of the property with big hedges on all sides, and there were no known objections.

**Taperfield** – the architect outlined the planning history of the property and explained that the extant planning permission for a second basement in the undercroft was not really practical or sustainable. The structure of the original dwelling had reached the limits of its capacity and fell short of modern

sustainability standards. Hence, a decision had been made to seek approval for a rebuild which would follow the existing permissions (with only one basement) but be built to modern standards.

*The Acting Chair closed the Public Session and opened the meeting*

**P.882 Apologies for absence:** - Cllr T Bryant, Cllr P Hill

**P.883 Declarations of Interest:** - Cllr A Hookham and Cllr P Seeley – 5 Elven Lane (known to the applicant).

**P.884 Minutes of the previous meeting:** - The Minutes of the meeting held on 20<sup>th</sup> February 2018 were confirmed as a correct record and signed by the Chair.

#### **P.885 CORRESPONDENCE**

- a) **Enforcement Matters** the Enforcement Officer had confirmed that no breaches had occurred at either East Dean Place or Long View in Micheldene Road. An application for retrospective permission was still awaited at 17 The Brow.
- b) **19 Peak Dean Lane** – the parish had requested that non-reflective glass be used in the proposed extension. However, the planning authority had concluded that because the new glazing faced a rising slope at the rear of the property, this requirement would not be necessary. Permission had been granted.

#### **P.886 NEW APPLICATIONS**

##### **SDNP/18/00794/HOYS – 5 Elven Lane, East Dean BN20 0LG**

*Proposed single storey rear side and part front extension to consist of new entrance porch, guest bedroom, shower, utility space, and large kitchen. Existing windows to be replaced as part of works*

The Committee noted that the proposed extension would almost double the size of the property and come very close to the boundary on the left hand side. This was a concern, though it was also noted that the original property was so small that the application of the 30% guideline would be very restrictive. A further concern was that the front design of the extension would be different in character from the original building. Members were divided, with three members not objecting to the application, and one objecting.

RESOLVED – Not to object to the application

##### **SDNP/18/00953/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*

The Acting Chair drew attention to the committee's debate in November 2017, when a vote had been taken on the proposal not to object to the original application, and was carried by three votes in favour and one against. It was also noted that two cogent statements had been made in the Public Session, with opposing views on the current amended application. The size of the proposed extension had been reduced but the floor area would still be

increased by 42% (the garage should be left out of the calculation); the slope of the land would make it prominent; and the ridge line, though not raised, would still be extended. There was a concern over the increased prominence of the building when viewed from No.5 Dene Close. On the other hand, the committee had previously not objected to an application on a slightly larger scale than the present one. An increase from two bedrooms to three would not result in a large property, and change was needed to rationalize the unworkable layout of the original property.

*Standing Orders were suspended to enable the applicant to explain the parking arrangements: the drive would be widened to increase the usable space. Standing Orders were reimposed.*

RESOLVED - Not to object to the application

**SDNP/18/00446/HOUS – The Lilac House, 32 Deneside, East Dean BN20 0JG**

*2 no. gates and posts to the drive*

The committee noted that four objections had been made to this application by neighbours, all on the grounds that the height and style of the proposed gates (1.8m – 2.0m solid wood) would be out of character with the openness and garden ambience of the Greensward setting. There would be no objection to the installation of gates more in keeping with the surroundings in height and style.

RESOLVED – To recommend that the application be refused

**SDNP/18/00761/FUL – Taperfield, Jevington Road, Friston, BN20 0AG**

*Demolition of existing dwelling and erection of new dwelling*

The committee noted that although the Design and Access statement described this 1960s property as of no great architectural merit, it was proposed to rebuild it in the same style, which might not be approved if this were a new build. The architect was invited to comment.

*Standing Orders were suspended. The architect explained that the client was very attached to the property and that its dull appearance was not due to the design but to the materials used: dull brown bricks, tiles and fascias. These would not be replicated. Modern high performance materials would be used: render below and cedar above, a zinc fascia and a green roof. These would showcase the design. Standing Orders were reimposed.*

Members agreed that the Village Design Statement did not require new builds to be traditional in design if they had architectural merit, and that the property would be improved if the application were approved.

RESOLVED - Not to object to the application

**SDNP/18/01155/TPO – 1 Royston Close, Friston, BN20 0EY**

*T1- Pine – Remove two major limbs back to source that overhang 1 Royston Close because they exude sap onto the cars parked beneath*

The Committee noted that a very helpful report had been received from the new Tree Warden, and agreed that a letter of thanks should be sent to him **ACTION: KL**

RESOLVED - Not to object to the application.

# **P.887 DECISION NOTICES**

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

## **SDNP/17/06162/HOUS – Longview, Micheldene Road, East Dean, BN20 0HP**

*Enlarged kitchen extension on the ground floor to enclose existing patio area*

## **SDNP/17/05628/FUL – 19 Peak Dean Lane, East Dean, BN20 0JD**

*Rear single storey extension*

## **SDNP/18/00080/HOUS – Lindon, 3 The Brow, Friston, BN20 0ER**

*Proposed first floor rear extension, proposed alterations to existing flat roof to rear, proposed replacement porch*

## **SDNP/17/06215/NMA – Land at The Fridays, Gilberts Drive, East Dean, BN20 0DH**

*The garden flint wall between plots 4 and 5 and the boundary flint wall either side of plot 5 has been omitted in part as per the requirements of the SUDS Team at ESCC. This is to allow any potential surface water to pass through the site, north to south, unimpeded. Drawing No. 8705-P-05-K Site Plan – External Works shows the finished ground floor levels of the proposed dwellings and ridge heights. These increase marginally in some cases to reflect comments made by ESCC SUDS Team.*

# **P.888 NATIONAL PLANNING POLICY FRAMEWORK**

- a) The committee noted that a new draft NPPF had been published for consultation (ends 10 May 2018). The Chair would report to a future meeting on the likely effects of the proposed changes.
- b) The committee noted that the government intended to extend rural permitted development rights (full details were not yet available).

# **P.889 URGENT ITEMS**

The Gilbert Estate had notified the Acting Chair that Wealden District Council would shortly begin the process of allocating the four new social housing units in the development at The Fridays. Under the terms of the Section 106 Agreement, these should be allocated first to people from the parish and secondly to people from elsewhere in the National Park. Councillors strongly supported the enforcement of this provision and agreed that a letter in support of the Estate's case should be sent to Wealden District Council **ACTION: KL.** District Cllr J Wilton had also been notified.

# **P.890 DATE OF NEXT MEETING: - Tuesday 17<sup>th</sup> April 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 7.54 pm.*

Signed..... (Chair)

Date.....