

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 April 2018

Present: Cllr T Bryant (Chair), Cllr B Greenwell, Cllr A Hookham, and Cllr M Keller

In attendance: K Larkin (Parish Clerk)

There was one member of the public present

Public Session: - None

P.891 Apologies for absence: - Cllr K Godden, Cllr P Hill, Cllr P Seeley

P.892 Declarations of Interest: - None

P.893 Minutes of the previous meeting: - The Minutes of the meeting held on 20th March 2018 were confirmed as a correct record and signed by the Chair.

P.894 CORRESPONDENCE

- a) **Allocation of social housing at The Fridays** – the committee agreed to send a Freedom of Information request to Wealden District Council regarding the numbers of households on the housing register in the parish or in adjacent parishes in the National Park. These households should be prioritized when the new social housing units at The Fridays were allocated. **ACTION: KL**
- b) **East Dean Place** – a full response was awaited from the SDNPA Enforcement Officer. Members expressed surprise that the case for enforcement was not regarded as clear cut. This should be put to the SDNPA. **ACTION: KL**
- c) **Calculation of Gross Internal Areas** – it was noted that the calculation of GIA could include garages.
- d) **Elm House** – it was noted that pre-application advice had been sought on the possibility of erecting a building in the grounds in place of the old swimming pool.

P.895 NEW APPLICATIONS

SDNP/18/01572/HOUS – 26 Hillside, Friston, BN20 0HE

General remodelling to an existing dwelling including a 2 storey side and rear extension replacing an existing garage, side and front single storey extension, alteration and extension to the roof forming additional accommodation

The committee had previously considered the remodeling of this property both at the pre-application stage and the full planning stage, and had recommended refusal of permission in August 2018, following which the application had been withdrawn. The current application

had been scaled back to allay previous concerns. However, an objection had been made by a neighbour to the height of the proposed roof line; the provision of a new window at height, with consequent privacy issues; undue massing of the property in relation to its neighbours; and possible parking issues. The committee noted that although the site was small, the massing of the properties either side was in fact similar to that proposed for No.26, so that the remodeled property would not look out of keeping with its surroundings, or taller than its neighbours. Parking was not a planning consideration but it was noted that the applicant would willingly accept parking conditions, and believed it to be feasible to keep most construction vehicles off the road.

RESOLVED - Not to object to the application, but to request that parking conditions be imposed if permission were granted

SDNP/18/01678/HOUS – 10 Dene Close, East Dean, BN20 OJJ

Proposed first floor extension above existing flat roof

The committee noted that the proposed extension would sit on top of a former garage already converted into living accommodation. Objections had been raised by the occupants of No.8 Dene Close: in particular, there could be overlooking from the new first floor window down to No.8, exacerbated by the lie of the land. Due to the internal layout of No.10, the proposed window could not be changed. However, it was noted that an original first floor window already looked in the same direction. The distance between the two properties should reduce the overlooking, and there was a substantial boundary hedge.

RESOLVED - Not to object to the application

P.896 DECISION NOTICES

- a) The committee took note of the following application approved by the SDNPA:

SDNP/18/00817/TPO - 25 The Ridgeway Friston BN20 0EU

Notification of intention to 1No Cedar (T1) remove all lower deadwood and ivy, 1No. Ilex (T3) raise crown by approx. 2m and reduce crown by approx. 3m. 1No. Lawson Cypress (T23) remove at source 2/3 limbs. 1No. Corsom Pine (T10) raise crown by approx. 3m, reduce crown by approx 3m and remove all dead, dying and dangerous branches. 1No. Lawson Cypress (T13) and 2No. Thuya (T17 and T21) raise crowns by approx. 3m and remove all deadwood.

- b) The committee took note of the following application refused by the SDNPA:

SDNP/18/00794/HOUS – 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 had been divided on his application, but had resolved by a majority not to object.

P.897 NATIONAL PLANNING POLICY FRAMEWORK

The Chair reported on changes proposed in the new draft National Planning Policy Framework that might have an impact in the local area:

- A standard approach to assessing housing need would be adopted nationwide, in place of the current variety of local systems. In some areas, the assessed need would substantially increase, and the Wealden District could be one of them. Pressure on housing would then increase outside the South Downs National Park.
- There would be a presumption in favour of (sustainable) development in districts meeting less than 75% of their housing targets. This too could affect Wealden.
- The needs of particular groups such as the elderly must be addressed
- The presumption in favour of developing brownfield sites would remain, but in practice such sites were not often brought forward and this was unlikely to change.
- At least 10% of new housing sites should be of half a hectare or less, and stronger support would be given to development on Rural Exception sites. There would be no Affordable Housing requirement on such sites: instead there should be smaller properties suitable e.g. for first time buyers.
- The timescale for implementing planning conditions could be shortened again, to 2 years, to deter land-banking, though this was not as prevalent as sometimes thought.
- More rented properties should be planned for, in a new 'affordable private rental' category. This could be positive move, bringing experienced landlords into the market.
- Removal of Greenbelt land for development could be permitted if offset by gains in open space elsewhere. This could be a retrograde step allowing Greenbelt development to be levered open with damaging long term effects.
- Starter homes should be at least 10% of all new Affordable Housing.

In discussion, it was agreed that these changes could if implemented lead to more Rural Exception sites being brought forward locally, outside Development Boundaries. However, villages could benefit economically from the addition of a few smaller houses in each one. The SDNPA was close to finalizing its own land allocations in the emerging Local Plan, but pressure on other sites could increase over time due to general housing need.

Members thanks the Chair for his report, and took note.

P.898 URGENT ITEMS

The Residents' Association had queried whether a flagpole at 25 Warren Lane required planning permission. The permitted development height was 4.6m (about 15') and the pole appeared to be close to the limit. There was no objection to referring this to the SDNPA to check whether permission was required. **ACTION: KL**

P.899 DATE OF NEXT MEETING: - Tuesday 15TH May 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 7.10 pm.

Signed..... (Chair)

Date.....