



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 15th May 2018

Present: Cllr T Bryant (Chair), Cllr K Godden, Cllr P Hill, Cllr A Hookham, and Cllr P Seeley

In attendance: K Larkin (Parish Clerk)

There were two members of the public present

Public Session

36 Summerdown Lane – The resident of 38 Summerdown Lane read a prepared statement opposing the application to extend this property, which had already been extended in the past. The proposed roof extension would be only some 5 metres away from all the south facing windows of No.38, and would lead to a partial loss of the view through the gap for the occupiers of properties on the opposite side of Summerdown Lane. The Village Design Statement regarded these gap views as characteristic of the East Dean portion of the Downlands Estate, and the Urban Design Guideline on long views was that long distance views between properties should be maintained. In addition, Development Guideline 4 of the VDS stated that ‘development should respect the scale, height, form and proximity of neighbouring properties and the streetscape’, and these proposals were overbearing. The Guideline on property sizes was that there was a need to retain and increase the number of small properties, but too many applications were for extensions. The resident also stated that he had not been consulted prior to the plans being drawn up.

The applicant, in response, stated that all neighbours had been consulted prior to the submission of the application to the SDNPA. The previous alterations had been made with permission, and the current proposal was for a modest extension to provide an extra room. The plans were believed to be compliant with the VDS, and an architect who was already familiar with the VDS had been chosen with that in mind. The occupants of No. 38 Summerdown Lane should not lose any view, and the neighbours on the opposite side of the road, very little.

The Chair closed the Public Session and opened the meeting

P.900 Apologies for absence: - Cllr B Greenwell; Cllr M Keller

P.901 Declarations of Interest: - Cllr K Godden – 17 The Brow (acquaintance of the applicant); Cllr P Seeley – 36 Summerdown Lane (acquaintance of the applicant). These were both non-pecuniary declarations.

P.902 Minutes of the previous meeting: - The Minutes of the meeting held on 17th April 2018 were confirmed as a correct record and signed by the Chair.

P.903 CORRESPONDENCE

The committee took note of the following correspondence:

- a) Wealden District Council had responded to a Freedom of Information request regarding the numbers of households on the social housing register. There was one in the parish and 12 in adjacent parishes in the National Park
- b) East Dean Place - an enforcement report (SDNP/18/00265/BRECON) had been created and the parish would be kept informed
- c) 25 Warren Lane enforcement - the flagstaff was within the permitted limit, at just under 4m in height, and flying a Union Jack (also permitted).
- d) 5 Elven Lane – the applicant had complained that the refusal of planning permission was based on inconsistent advice, though the parish council's advice had been clearly given and consistently quoted. The application would be amended or appealed
- e) Free access to aerial photography data – the parish council as a subscriber to the Public Sector Mapping Agreement would soon receive free and automatic access to the Aerial Photography Great Britain Agreement
- f) New play equipment – the SDNPA Enforcement Officer had received a complaint and had advised that the installation was Permitted Development.

P.904 NEW APPLICATIONS**SDNP/18/01308/HOUS – 36 Summerdown Lane, East Dean BN20 0LE**

Proposed single storey extension to the side and rear

Partial garage conversion with link roof extension to dwelling and extension to existing converted loft space with hip to gable roof extension, dormer extensions to front roof window and associated alterations

The Committee considered the points raised in the Public Session, and noted that no objections had been made by the neighbours on the opposite side of Summerdown Lane, who were expected to lose a small amount of view. The proposed increase in floor area must be close to 30% (no calculation had been provided), but the plans were generally agreed to be acceptable in scale, integration of design with the existing building and with the streetscape, and general compliance with the VDS.

RESOLVED - Not to object to the application

SDNP/18/01994/HOUS – 17 The Brow, East Dean, BN20 0ES

Erection of outbuilding to front (Retrospective)

The Committee considered this retrospective application for an outbuilding by the front boundary and noted that a previous application for dormers to the main building (NP/2011/0032/F) had also been retrospective. Though refused by the planning authority the dormers had been allowed on appeal. There was concern that a courtyard wall which might now require planning permission was not included in the current retrospective application.

There was a possible issue with No.15 The Brow over encroachment: the land sloped down from No.17 to No.15, and in the construction of the new outbuilding the ground had been

made up on the boundary, spilling over by almost 1' at the maximum. The Baseline Assessment was incorrect in stating that the topography of the site had not affected the design of the scheme nor made the building more visible from the surrounding area. No information had been given as to the use of the building.

RESOLVED - To recommend that the application be refused

P.905 DECISION NOTICES

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

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

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

2 no. gates and posts to the drive [Note: Decision not in accordance with the recommendation of the parish council].

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

- b) The committee noted that the following application had been withdrawn:

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

P.906 LOCAL PLAN

The committee noted that the draft Local Plan for the whole of the South Downs National Park had been submitted to the Secretary of State on 27 April 2018.

P.907 HERITAGE COAST

The committee took note of a consultation by the SDNPA to seek the views of the public on the special qualities of the Heritage Coast. The findings would 'inform and prioritise future work' in the area. There was an online questionnaire to be completed on an individual basis if required.

P.908 NATIONAL PLANNING POLICY FRAMEWORK

The committee considered responding to the current consultation on a new draft NPPF, focusing on the following matters raised by a resident:

- Chapter 5 Delivering a wide choice of quality homes - it was disappointing to see very little mention of promoting homes for the elderly. However, it was proposed to

allow the development of exception sites to provide entry-level homes suitable for first-time buyers, where a local need was identified. Members supported these points.

- Chapter 6 Building a strong, competitive economy – the resident had expressed concern that building a ‘robust rural economy’ seemed only to promote ‘built’ economies with only passing reference to leisure pursuits. However, it was noted that support for tourist activities could cover this point.
- Chapter 8 Promoting healthy and safe communities – the resident had queried the value of Local Green Spaces as they were not really protected and were hard to achieve. The Chair stated that any site proposed as an LGS must be publicly accessible, and this disqualified a number of sites. However, those that were registered were felt to be well protected.
- Chapter 15 Conserving and enhancing the natural environment – the committee shared the resident’s disappointment that the National Park/Heritage Coast designations had not been sufficient to prevent development at The Fridays. The parish council had tried to liaise with neighbouring parishes in the South Downs National Park to draw up a Neighbourhood Plan, but this had not proceeded due to lack of support from other parishes.

Overall, the new draft NPPF would provide some new development opportunities, including use of infill sites where these existed. However, locally the draft Local Plan gave some protection against inappropriate development as the only Development Boundary designated in the parish lay around the Downlands Estate [Note: The area within the Boundary is the only area within which there is a presumption in favour of development]. It was agreed to respond to the consultation reflecting the above discussion (**ACTION: KL**)

P.909 DATE OF NEXT MEETING: - Tuesday 19th June 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 7.05 pm.

Signed..... (Chair)

Date.....