



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 June 2018

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

In attendance: K Larkin (Parish Clerk)

There were nine members of the public present

Members agreed that in the absence of the Chair, Cllr Greenwell should be the Acting Chair for the meeting.

Public Session

13 Deneside – the applicant's agent explained that the garden of this property sloped steeply upwards behind the house, and that the proposed works would provide three usable level areas. The retaining wall heights specified in the application were deceptive as the top of each wall would be at ground level for a terrace.

8 Waterworks Cottages – the applicant explained that the cottage had been built for workers and designed for very basic living. It had never been altered or extended. There was no upstairs bathroom, and the small kitchen/dining room was also the entrance hall. The building had originally faced the sea, but as the Downlands Estate grew and matured the view had disappeared and in the 1980s the front garden had become the back, the old access way had been closed, and a new drive had been put in from Old Willingdon Road. Photos were shown to the committee.

The extensions now proposed at the front and side would be sympathetic to the existing building but make it suitable for today's living standards. All original features would be retained and matching materials used. The extension would exceed the 30% guideline, but the property would still have only three bedrooms, as the original footprint was small. The gardens covered one third of an acre: the extended building should therefore be in balance with its setting. Wildlife friendly planting would be added and the concrete garage replaced with a wooden one which would not extend the built footprint. Neighbours had been consulted and were supportive.

5 Elven Lane – the applicant reminded the committee that they had not objected to the original version of these amended plans, but that the planning authority had refused permission on the basis that the proposed extension would exceed the 30% guideline. The applicant strongly objected to the refusal, stating that the house in its present configuration was unworkable, and could not be improved without exceeding 30%. Even if left untouched, it could never be suitable for an elderly resident wanting a small property, due to the small footprint and vertical arrangement of the accommodation. Larger developments had been approved in the vicinity. A further issue was the size of the view gap between the properties in Elven Lane: the gap around No.5 would be 5m not

1.5m. However, on the advice of the planning authority, the proposed partial front extension been minimized into an open porch. The bulk of the extension would still be to the rear and side of the property, and not very visible. It was hoped that the amended plans could be approved.

1 Warren Close – the applicant stated that the proposed extension to this property was needed to provide an extra bedroom and bring the property up to modern standards: the kitchen was currently tiny and located at the front of the house. The proposed demolition of the existing garage, and its replacement on a different part of the site would allow more space for off-road parking which would benefit other residents of the Close. The proposed extension would increase the size of the property by about 50%, but planning permission had previously been given for the house to be demolished and rebuilt on a much bigger scale, and this would not now be implemented. The extension if built would be almost invisible to neighbours, who appeared to have no objections.

11 Peakdean Lane – the applicant stated that the proposed summer house would not be visible to neighbours owing to the height of the hedge around the property. ‘Shrub clearance’ had not been part of the original application but had been added by the planning authority. Some clearance would be necessary, but was unlikely to require planning permission on its own. Fresh planting would be done in future.

36 Summerdown Lane – a neighbour noted that the application for an extension at this property in excess of 30% had been withdrawn. He stated that the 30% limit was necessary to prevent the loss of small properties for which there would always be a need, and noted that several applications on the agenda would be well in excess of 30% if built.

The 30% guideline – in further discussion it was noted that the 30% limit was a guideline rather than an absolute limit.

The Acting Chair closed the Public Session and opened the meeting

P.910 Apologies for absence: - Cllr T Bryant, Cllr L d’Urso, Cllr K Godden, Cllr P Hill and Cllr M Keller

P.911 Declarations of Interest: - None

P.912 Minutes of the previous meeting: - The Minutes of the meeting held on 15th May 2018 were confirmed as a correct record and signed by the Acting Chair.

P.913 CORRESPONDENCE

The committee took note of the following correspondence:

- a) 36 Summerdown Lane - a neighbour had objected to the committee’s support of the application. The application had in fact been withdrawn
- b) East Dean Place – a retrospective application was expected but had not yet been received.
- c) 21 The Brow – a high front wall was being built at this property, following the granting of permission on Appeal. The wall appeared to have reached the permitted height

and was still under construction. It was agreed that the Enforcement officer should be asked to inspect it. **ACTION: KL**

- d) Countryside hedges – the committee noted that the Hedgerow Regulations 1997 did not apply to any hedgerow within the curtilage of a dwelling house.
- e) Petition to government to make adoption of the Community Infrastructure Levy mandatory – under CIL regulations, planning authorities were required to pay 25% of levy proceeds to parishes with a Neighbourhood Plan in place. Some authorities were not adopting CIL so as to avoid making these payments. The National Association of Local Councils was seeking support to lobby parliament to make it mandatory. The committee noted that the SDNPA had adopted CIL. It was agreed to support the drive to make adoption mandatory. **ACTION: KL to respond to NALC survey**

P.914 NEW APPLICATIONS

SDNP/18/02428/HOUS – 1 Warren Close, Friston BN20 0EN

Proposed extension, replacement of windows, demolish existing garage and erect new double garage to rear

The Committee noted that the proposed extension would increase the size of the property by nearly 50% (including garage space). However, there was space around the property, and the works would benefit neighbours by taking pressure off parking in the Close. There were no known objections to the application. Members did not object to the application but noted that it could be refused by the planning authority for exceeding the 30% guideline which was contained not only in the emerging Local Plan but also in the Wealden Design Guide (Part 2, paragraph 2.3) which was a saved policy in the SDNPA from the old Local Plan.

RESOLVED - Not to object to the application

SDNP/18/02551/HOUS – 5 Elven Lane, East Dean, BN20 0LG

Proposed single storey rear, side and part front extension to consist of new covered walk way entrance, guest bedroom shower, utility space and larger kitchen along with existing windows to be replaced as part of works

Members noted that the parish council had not objected to the original application. It was agreed that there was no objection to the plans as now revised on the advice of the planning officer.

RESOLVED - Not to object to the application

SDNP/18/02486/HOUS – Downs House, 1 Mill Close, Friston, BN20 0EF

Proposed re-positioning of double garage (approved under ref. SDNP/17/05385/HOUS but not built), incorporating accommodation over for a carer

Members had no issues with this application, especially as the new garage would be set back from the building line and would be unobtrusive.

RESOLVED - Not to object to the application

SDNP/18/02764/HOUS – 8 Waterworks Cottages, Old Willingdon Road, Friston, BN20 0AS

Proposed two storey extensions at front and side together with a replacement, enlarged detached garage

Members noted that the proposed extension would increase the accommodation by about 50%, but that the property would not be out of scale with its plot, and that the number of bedrooms would not be changed. There were no objections from neighbours.

Standing Orders were suspended to enable the applicant to clarify that the garage, which would be replaced, was excluded from the calculation. Standing Orders were re-imposed.

In discussion it was suggested that there should be dialogue with the SDNPA over the interpretation of the 30% guideline, which should be adjustable according to the size of the existing property, and current housing space standards. It was not known whether there would be scope for amendment of this provision in the Local Plan at the Public Examination stage. **ACTION: full council to be consulted on policy**

RESOLVED - Not to object to the application

SDNP/18/02699/HOUS – 11 Peak Dean Lane, East Dean BN20 0JD

Shrub clearance, laying of concrete base and erection of a wooden summerhouse in rear garden

RESOLVED - Not to object to the application

SDNP/18/02364/FUL – 13 Deneside, East Dean, BN20 0HX

The works at the property are confined to the rear garden and include the following: digging out side of property and building a 1m retaining wall on boundary; installing a circular garden deck 1m above ground level; installing a garden deck set into the hillside with an elevated section 504mm above the existing ground level and installing timber raised planting beds 600mm high

Members queried why this application should require planning permission. There were no objections.

RESOLVED - Not to object to the application

SDNP/18/03037 – 23 The Brow, East Dean, BN20 0ES

Proposed first floor extension above existing living room to form new master bedroom suite

RESOLVED - Not to object to the application

P.915 DECISION NOTICES

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

SDNP/18/01678/HOUS – 10 Dene Close, East Dean, BN20 0JJ

Proposed first floor extension above existing flat roof

[Note: the parish council did not object to this application, though it exceeded the 30% guideline]

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

Erection of outbuilding to front (Retrospective)

[Note: the parish council recommended that the application be refused]

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

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

- c) The committee took note of the following Appeal decision:

APP/Y9507/D/17/3189569 – 20 The Brow, Friston, BN20 0ES – Permission granted

SDNP/17/03050/HOUS - Rear extension to ground floor, rear extension to first floor roof

[Note: the parish council did not object to this application: Committee Minutes 18 July 2017 refer]

P.916 LOCAL PLAN

The committee noted that Examination of the Local Plan by the appointed Planning Inspector would not take place until October 2018

P.917 URGENT ITEMS – None

P.918 DATE OF NEXT MEETING: - Tuesday 17th July 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 7.29 pm.

Signed..... (Chair)

Date.....