

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 17 September 2019

Present: Cllr T Bryant (Chair), Cllr P Hill, Cllr P Seeley and Cllr J Walker

In attendance: Cllr V Rowlands (SDNPA representative) (Public Session); K Larkin (Parish Clerk)

There were nine members of the public present

PUBLIC SESSION

Land adjacent to and to the rear of The Old Parsonage – a statement was made by the architect for the three applications SDNP/19/03323/FUL; SDNP/19/03417/FUL, and SDNP/19/03767/FUL, which had arisen from the splitting of an original development site with an extant planning permission SDNP/17/04912/FUL for a residential development of 2 no. semi-detached two bedroom dwellings accessed off Eastbourne Road and 2 no. detached two bedroom dwellings accessed off Gilberts Drive. Each of the three new applications had sought to modify the dwellings originally approved. However, following the receipt of objections, and discussions with the SDNPA case officer, a suite of amendments had been made and recently published, and were believed to satisfy all the objections. In particular:

- SDNP/19/03323/FUL (to the rear of Little Beeches, Gilberts Drive) – the plans of the proposed dwelling had been scaled back and the footprint had been moved back 1.5m from the boundary with Little Beeches. The boundary would be planted with mature trees 5m in height to provide extra screening. Further landscaping would be the subject of detailed planning conditions.
- SDNP/19/03417 (to the rear of Maryland, Gilberts Drive) – the plan had reverted to the plan of the extant planning permission SDNP/17/04912/FUL.

Both of the above applicants wished to move into the proposed dwellings themselves, and would be downsizing from their existing properties.

- SDNP/19/03767/FUL (fronting the Eastbourne Road) – the developer stated that these two dwellings were now proposed to be detached rather than semi-detached, but the height and footprint would otherwise be unaltered. Design changes had been made in consultation with the Gilbert Estate which had the benefit of a restrictive covenant over the whole site, and as a result dormer windows had been substituted for roof lights. However, following objections that this would lead to overlooking and loss of privacy for adjacent properties to the rear, the roof-lights would be reinstated on the rear elevation. This change did not yet appear on the published plans. Other design changes such as the use of flint and brick in traditional manner, and Sussex hipped gables, were felt to be in keeping with the surroundings and had not raised issues with neighbours.

The resident of Little Beeches drew attention to the exceptional circumstances in which the original permission had been granted, such that the original planning consent had removed Permitted Development rights to prevent further development on land adjacent to and to the rear of The Old Parsonage. She had been assured that this condition would still apply, although no statement to that effect appeared in the documentation. The reduction in the size of the dwelling on the latest plans; and the offer of planting of mature trees on the common boundary and consideration of the hard landscaping were welcome. The resident remained hopeful that the concerns raised in her published objection could be met, though further discussion was needed. She had asked for the plot for the dwelling proposed in application SDNP/19/03323/FUL to be lowered by 1.5m; dormer windows to be replaced with roof lights (as in the extant permission); and details of hard and soft landscaping to be mutually agreed, but these things were not clear from the documentation.

The resident of Medleigh asked for and received an assurance that application SDNP/19/03417/FUL would now revert to the plan originally approved as part of SDNP/17/04912/FUL, and that dormer windows would be replaced with roof lights on the rear elevations of the properties fronting the Eastbourne Road.

Another resident criticized the way in which a hard-won, modest original application was now under pressure to enlarge. The Chair stated that each application must be taken on its own merits. The whole development site was classified as ‘countryside’ in the adopted Local Plan, and whilst the SDNPA had accepted that there were mitigating factors in the extant permission, the case would need to be argued again in relation to the current applications.

The Chair reminded the meeting that the committee should only consider the plans it had before it, which did not appear to be fully up to date. The architect affirmed that all drawings had been published with the exception of one showing roof lights instead of dormers to the rear of the properties fronting the Eastbourne Road. *[Note by the clerk: an Informative Masterplan of the division of the plots accessed from Gilberts Drive could not be found in its final form].* The Chair advised that the committee would check the state of the documentation in relation to each individual application as it appeared that not all the plans were in final form.

The Chair closed the Public Session and opened the meeting

P.46 Apologies for absence - Cllr N Day, Cllr L d’Urso, Cllr K Godden, Cllr M Keller, Cllr B Wheatley; and P Williamson (Tree Warden)

P.47 Declarations of Interest – None

P.48 Minutes of the previous meeting

The Minutes of the meeting held on 20 August 2019 were confirmed as a correct record and signed by the Chair.

P.49 LAND ADJACENT TO AND TO THE REAR OF THE OLD PARSONAGE

Members of the committee commented in relation to the three related applications that the year’s work done in 2017, devising an exceptional planning permission to meet the needs of the village for properties suitable for downsizing, on a site located centrally with

good access to local facilities, had apparently been overturned. There was no other similar site. Now the overall remit was apparently being set aside. However, the Chair advised that each application must now be considered separately.

SDNP/19/03417/FUL – Land adjacent to and to the rear of The Old Parsonage, Eastbourne Road, East Dean

Proposed development of 1 no. residential dwelling on the footprint of approved scheme ref. SDNP/17/04912/FUL

The Chair noted that the dwelling proposed in this application (behind Maryland, off Gilberts Drive) was now said to be unchanged from that proposed on the comparable plot in the extant permission SDNP/17/04912/FUL, in which case the committee would not have grounds on which to refuse it. This was agreed. Only the red line of the plot had been modified to divide it from the adjacent plot SDNP/19/03323/FUL (behind Little Beeches), as the two would now be in separate ownerships, though the access way would apparently be in single ownership. There was some confusion in the documentation over where the dividing line should be.

Standing Orders were suspended to enable the applicant to state that the correct line was shown in the latest Masterplan. Standing Orders were re-imposed.

Members also agreed that the details of the hard surfacing and soft landscaping should be clarified on a drawing prior to the grant of permission, and not be subject to later conditions.

RESOLVED – Not to object to the application, provided that: (1) the dwelling is unaltered from that shown on the comparable plot in the extant permission SDNP/17/04912/FUL; (2) the red line of the site and the details of hard surfacing and soft landscaping are agreed prior to the grant of permission; and (3) Permitted Development rights are removed

SDNP/19/03323/FUL – Land adjacent to and to the rear of The Old Parsonage, Eastbourne Road, East Dean

Proposed development of 1 no. residential dwelling on the footprint of approved scheme ref. SDNP/17/04912/FUL

The committee noted that this application relating to the plot behind Little Beeches was similarly unclear as to the correct position of the red line separating it from the plot behind Maryland.

Standing Orders were suspended to enable the architect to confirm that the correct line was shown in the latest Masterplan, as previously stated. Standing Orders were re-imposed.

The latest drawings showed a reduction in size of the proposed dwelling, though it would still be higher and larger in floor area than the one on the comparable plot in the extant permission, and had an increased number of dormer windows facing Little Beeches, which would compromise privacy. It would however be moved 1.5m further away from Little

Beeches. An oral assurance had been given that the applicant would not object to the removal of Permitted Development rights. Regarding the hard and soft landscaping there was agreement that the details should form part of the application and not be relegated to conditions for later fulfilment.

Members also considered whether the amount of glass on the elevations would contravene the Dark Skies policy, and noted the lantern roof light on the proposed orangery as the most likely cause of concern, but agreed that this could be mitigated by the use of appropriate blinds at night.

RESOLVED – Not to object to the application, provided that: (1) the oral assurances given regarding the modification of the plans be adhered to and implemented; (2) the red line of the site and the details of hard surfacing and soft landscaping are agreed prior to the grant of permission; and (3) Permitted Development rights are removed

SDNP/19/03767/FUL - Land adjacent to The Old Parsonage, Eastbourne Road, East Dean, BN20 0DN

Proposed development of 2 no. residential dwellings on the footprint of approved scheme ref. SDNP/17/04912/FUL

The committee queried the substitution of two detached dwellings for the original semi-detached pair. There was now a 2.5m gap between the two properties, though the footprints were otherwise unchanged. The total increase in floor area was only 3.5 sq m, caused by the inclusion of two dormer windows on the front elevations. The two dormers shown on the rear elevations were to be changed to roof lights to avoid overlooking. These and other design changes had been made to copy the features of nearby properties belonging to the Gilbert Estate, which had the benefit of a restrictive covenant over the development site.

Standing Orders were suspended to enable those residents whose properties adjoined the site to the rear to confirm that they were content with the proposed change from dormers to roof lights at the rear of the two houses. Standing Orders were re-imposed.

RESOLVED - Not to object to the application, provided that: (1) the plans are modified to change the rear dormers to roof lights; (2) Permitted Development rights are removed

P.50 PRE- APPLICATION CONSULTATION

CTIL_108664_TF_3764 South East Water Tower, Old Willington Road, Friston BN20 0AS

Proposed radio base station installation

The committee took note of these proposals but did not wish to comment.

P.51 DECISION NOTICES

The committee took note of the following application approved by the SDNPA in accordance with the recommendation of the parish council:

SDNP/19/03483/HOUS – Acorns Lodge, Warren Lane, Friston, BN20 0HD

Single storey extension to the rear and associated alterations

P.52 ENFORCEMENT

The committee took note of a statistical report prepared for the SDNPA Planning Committee on the numbers and outcomes of enforcement applications received by the Authority. It was noted that Enforcement would be on the agenda for the parish/SDNPA liaison meeting to be held on 15 October 2019.

P.53 NEIGHBOURHOOD PLAN

The Chair reported that the Steering Group meeting planned for 17 September had been cancelled, due to the resignation of the Administrative Assistant.

P.54 CORRESPONDENCE

The committee took note of the following:

- a) Report of the Tree Warden – (i) the Tree Warden had applied to have a Tree Preservation Order placed on a veteran copper beech at 19 The Ridgeway. The application had narrowly been refused. However, positive discussions had taken place on the safeguarding of the tree. (ii) A bough of a protected tree at Farnham House, Friston had been removed without consent. However, in all the circumstances the SDNPA had decided to take no further action beyond issuing strong advice. (iii) Crowlink Place and Crowlink Corner – minor works had taken place but no problems caused. (iv) Land at The Fridays – the Warden was monitoring the landscaping which should be carried out in accordance with details approved by the SDNPA, and was seeking further background information.
- b) Appeal at 4 Warren Lane – an appeal had been lodged by the applicant against the refusal of planning permission SDNP/19/01205/HOUS.
- c) Dutch Elm felling subsidy – East Sussex County Council had reviewed its decision to withdraw its felling subsidy and would now offer 10% of the cost to private householders. The parish council would be invited to review its own subsidy in the light of this change.

P.55 DATE OF NEXT MEETING: - Tuesday 15 October 2019 in the Small Hall of the Village Hall, East Dean, starting at 6.30 pm

There being no further business, the meeting closed at 7.30 pm.

Signed..... (Chair)

Date.....