

Minutes of a meeting of the Planning Committee, to be held in the Small Hall, The Village Hall, Village Green Lane, East Dean on Thursday 7th November at 6.30 pm.

Councillors present: Cllr P Seeley, Cllr J Greenway, Cllr P Hill, Cllr D White, Cllr G Fowler, Cllr M Bustard, Cllr T Larkin, and Cllr T Bryant.

In attendance: Fiona Chalk (Parish Clerk)

Public Session:

Member from the village speaking in regards to 21 Hillside. Comments were made on:

- a. Small site*
- b. Difficult bend which makes a safety risk, especially in winter*
- c. Loss of view and amenity as substantial enlargement*
- d. Overlooked as a result of the extension*
- e. Screening mature trees should be retained*
- f. There are endangered species such as badgers on site*
- g. Deliveries and visiting trades people should be restricted*

P.644 Apologies for absence – Cllr N Baker

P.645 Declarations of Interest.

None.

P.646 Minutes of the previous meeting.

Approved and signed.

P.647 NEW APPLICATIONS

SDNP/24/04079/LDE – Longview, Michel Dene Road, East Dean, BN20 0HP

Councillors noted that the property has been the subject of an ongoing enforcement issue to remove the hoarding. It is impossible to say what has been built behind the illegal hoarding, as there is little visibility from the road.

The application is for a lawful certificate for a patio, but the drawings include a retaining wall and boarded to a height of 3.4 m tall - higher than the current illegal hoarding. Both the illegal hoarding and the wall/fence are out of keeping with the local environment. Clarification on what is actually being applied for here would be helpful.

Had the enforcement matter been dealt with in a timely way and the hoarding removed, it is likely that the patio/wall/fence would not receive permission.

The Parish Council recommend that this certificate not be issued as the works have a negative effect on local amenities and a detrimental effect on the character of the local area. The Neighbourhood Plan is

clear about the need to ensure development aligns with the existing surroundings and does not negatively impact on the heritage value of the area.

RESOLVED – To recommend that no certification of lawful development be issued.

SDNP/24/04125/HOUS – Downlands, 6 Waterwork Cottages, Old Willingdon Road BN20 0AS

RESOLVED – To recommend that the application be approved.

SDNP/24/04300/HOUS – 21 Hillside, Friston, BN20 0HE

Councillors noted that this development: will lead to disruption to wildlife - badgers, slow worms, and bats are all present in the gardens on this street; would be overdevelopment of site - this is an extremely tight site with only 1 car parking space in front of the property that overhangs the road. Construction traffic and related deliveries would create safety hazards to other road users. Any development should include extra parking within the site; there will be an impact on neighbouring properties. The velux window directly overlooks the patio of the neighbouring property. The extension will block the neighbours current view of the Downs; would have a negative impact on the character of the area. The Neighbourhood Plan makes clear that effort should be taken to preserve smaller properties. There are plenty of larger properties already existing within the village. 2 and 3 bed properties should remain as such to ensure a balance within the community.

RESOLVED – To recommend that the application be refused.

SDNP/24/04050/HOUS – 13 Michel Dene Road, East Dean, BN20 0JN

RESOLVED – To recommend that the application be approved.

Action:

The Clerk to submit the above comments to SDNP on behalf of the Committee.

SDNP/24/02280/FUL – Foxfields, Old Willingdon Road, Friston, East Sussex, BN20 0AT

Demolition of existing dwelling, garages & outbuildings. Erection of replacement dwelling, pool room and garden store, hard and soft landscaping and parking (Resubmission of SDNP/23/02877/FUL). (amended site boundary, certificate of ownership, description of works and materials)

Action:

Take to the next meeting on 21st November.

P.648 DECISION NOTICES

To note the following application approved, the parish council having recommended approval:

SDNP/24/003500/DCOND – 8 The Outlook, Friston, East Sussex, BN20 0AR – Approved – removal or variation of condition 2 of planning approval SDNP/22/02526/HOUS

(The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application")

P.649 BUS SHELTER CLEANING

The cleaning was previously carried out by Ron Franklin, who has now moved out of the area. The PC will write and thank him for his contribution. Graeme Street has kindly agreed to take this on and be flag master.

It was **resolved** to agree Graeme Street to undertake this work for the previously agreed fee.

P.650 TERMS OF REFERENCE OF THE PLANNING COMMITTEE

The committee noted the proposed amendment which includes the Neighbourhood Plan being taken into account when considering future planning applications.

It was **resolved** to recommend to the Parish Council that responsibilities 5.8 – 5.13 of the Terms of Reference, be moved for inclusion under the Parish Council's responsibilities.

P.651 URGENT ITEMS – if any, for discussion but not decision

None.

P.652 DATE OF NEXT MEETING: - Thursday 21st November 2024, at 6.30pm in the Small Hall of the Village Hall, East Dean

The meeting closed at 19.06 pm