



**Minutes of a meeting of the Planning Committee, to be held in the Small Hall, The Village Hall, Village Green Lane, East Dean on Tuesday 26<sup>th</sup> March 2025 at 6.30 pm.**

**Councillors present:** Cllr P Seeley, Cllr D White, Cllr G Fowler (Chair), Cllr Larkin, Cllr Bustard, Cllr P Hill, Cllr N Baker, Cllr Greenway

**In attendance:** Fiona Chalk (Parish Clerk)

*Public Session: No members of the public were present*

**P.675 Apologies for absence – Cllr T Bryant**

**P.676 Declarations of Interest.**

None.

**P.677 Minutes of the previous meeting.**

Approved and signed.

**P.678 NEW APPLICATIONS**

[SDNP/25/00707/HOUS](#)

PROPOSED SINGLE STOREY FRONT ENTRANCE EXTENSION

Location: 4 Warren Lane, Friston, East Sussex, BN20 0HA

The Council agreed that the development is in keeping with the local area.

**Action: The Committee resolved to recommend approval**

[SDNP/25/00790/FUL](#)

Change of use of existing annexe to holiday let including an extension to a side elevation and associated hard and soft landscaping

Location: Crowlink Place, Crowlink Lane, Friston, East Sussex, BN20 0AU

The Council agreed that the Annex as described in the application is actually stables, which has no prior permission given to create an Annex – therefore the application is incorrect and should be change of use from stable block to holiday let.

The Council agreed to object to the application on the following basis:

1. Non-compliance with Local Plans and Policies – The proposal does not align with the draft Neighbourhood Plan
2. Impact on Character and Appearance – The proposed development is considered detrimental to the character, heritage, and visual amenity of the area.
3. Environmental Concerns – Potential adverse effects on local biodiversity.
4. Infrastructure and Services – The application does not adequately address the strain it may place on local infrastructure such as roads
5. Traffic and Safety Issues – The development could cause significant increases in traffic volume.

6. Loss of Amenity – The proposal may negatively impact the residential amenity of nearby properties, such as through noise.

**Action: The Committee resolved to recommend the application be rejected.**

[SDNP/25/00745/LIS](#) & [SDNP/25/01134/HOUS](#)

Installation of replacement boiler and flue

Location: Crowlink House, Crowlink Lane, Friston, East Sussex, BN20 0AY

**Action: No objection**

[SDNP/25/01070/CND](#)

Variation of Conditions 2 (Plans) and 3 (Landscape Statement) relating to planning approval SDNP/23/03928/FUL to accommodate minor amendments to the layout and boundary treatment of the approved dwellings

Location: Land to The rear of, Maryland and Little Beeches, Gilberts Drive, East Dean, East Sussex

**Action: The Committee resolved to approve the application.**

## P.679 DECISION NOTICES

To note the following applications approved, the parish council having not commented or not objected, subject to conditions:

### Proposed Conservatory.

3 Deneside East Dean East Sussex BN20 0HU

Ref. No: SDNP/25/00264/LDP | Received: Thu 23 Jan 2025 | Validated: Thu 23 Jan 2025 | Status: Application Determined - approved

### Installation of three air source heat pumps.

3 Peakdean Close East Dean East Sussex BN20 0HZ

Ref. No: SDNP/25/00102/HOUS | Received: Tue 14 Jan 2025 | Validated: Tue 14 Jan 2025 | Status: Case Withdrawn

### Proposed residential annexe

Longview Michel Dene Road East Dean East Sussex BN20 0HP

Ref. No: SDNP/25/00065/HOUS | Received: Thu 09 Jan 2025 | Validated: Thu 09 Jan 2025 | Status: Application Determined – approved

The Committee expressed their disappointment with the application being approved, noting how close the annex will be to the highway, which they believe the SDNP planning has not given due consideration to.

Proposed erection of a side extension to the existing cottage, removal of the front conservatory, amendments to the roof form, and associated works to the garage and driveway (AMENDED DESCRIPTION).

Yescombe Went Way East Dean East Sussex BN20 0DB

Ref. No: SDNP/25/00018/HOUS | Received: Mon 06 Jan 2025 | Validated: Mon 06 Jan 2025 | Status:  
Application Determined - approved

**P.680 URGENT ITEMS** – if any, for discussion but not decision  
None.

**P.681 DATE OF NEXT MEETING: - Tuesday 15<sup>th</sup> April 2025 at 6.30pm in the Small Hall of the Village Hall,  
East Dean**

The meeting closed at 19.30 pm

Signed:

Dated: