



Minutes of a meeting of the Planning Committee held in the Small Hall, The Village Hall, Village Green Lane, East Dean on Thursday 7th August 2025 at 7.00 pm.

Councillors present: Cllr Seeley, Cllr Fowler (Chair), Cllr Larkin, Cllr Hill, Cllr Greenway Cllr Morris

In attendance: Phil Burgess (Clerk and RFO)

Public Session: 3 members of the public were present

P.689 Apologies for absence. Cllrs Baker and White

P.690 Declarations of Interest. Cllr Seeley application 03088 (near neighbour)

P.691 Minutes of the previous meeting. Approved and signed by the chair.

P.692 NEW APPLICATIONS

The following 2 applications, both for Foxfields Old Willingdon Rd, BN20 0AT were considered together:

SDNP/25/02881/CND | Change of Condition 2 (Approved plans) for SDNP/24/02280/FUL - To adjust the position of the new house within the site.

SDNP/25/02969/FUL | Formation of new driveway entrance to private residential dwelling and closing up of existing driveway.

Both the new house position and drive formation were resolved for approval.

Action: Comments to include consideration for construction vehicles

SDNP/25/02823/HOUS | Proposed single storey rear extension and internal alterations to form new garden room, modified kitchen and utility. 4 Windmill Lane Friston BN20 0EE

Resolved for approval

SDNP/25/02847/HOUS | Proposed single storey rear utility extension, glazed link to garage conversion along with new timber entrance porch and proposed new parking space along hillside. 26 Hillside Friston BN20 0HE.

Resolved for approval

SDNP/25/03088/HOUS | Rear Extensions to house (including partial demolition of existing, including conservatory and removal of dormer window), extension to detached garage and roof alterations/dormer to form rooms in roof, external alterations.

Resolved for approval

SDNP/25/03124/HOUS | Proposed ground and first-floor level extensions with hip to gable roof extensions, dormers and roof windows and associated alterations. 8 Peakdean Close East Dean BN20 0JA.

Resolved for approval

P.693 APPEAL NOTIFICATIONS. None.

P.694 DECISION NOTICES

To note the following applications approved by SDNPA:

Reference	SDNP/25/790/FUL
Address	Crowlink Place, Crowlink La, Friston, BN20 0AY
Proposal	Change of use of existing annexe to holiday let including an extension to a side elevation and associated hard and soft landscaping
Decision	Approved. <i>Note EDFPC objected on various grounds & felt the application was change of use from Stable block to Holiday let.</i>

Reference	SDNP/25/02163
Address	The Cottage, Lower Street
Proposal	Conversion of Annexe to holiday let.
Decision	Approved <i>EDFPC did not object but was keen that the holiday let should not be treated as a separate freehold</i>

Reference	SDNP/25/02347
Address	11 Warren Lane
Proposal	Pitched Roof 1 st Floor Extension
Decision	Approved

P.695 URGENT ITEMS SDNP/25/00065/HOUS (Longview Michel Dene Rd – Approved by SDNP) Residents have approached councillors with complaints regarding this development which include the height of the elevations. The Parish council had objected on the following grounds:

a. Impact on Character and Appearance The proposed development is considered detrimental to the character, heritage, or visual amenity of the area through overdevelopment right up to the boundary b. Traffic and Safety Issues The development could cause significant access problems and or pose safety risks, due to its close proximity to the pavement and lack of parking/turning space, hindering sightlines, and endangering footpath and road users. Should the above issues be resolved, the Council would be minded to approve and there are many positive design features that improve upon the visual appearance of the property.

Whilst the applicant has planning approval, councillors felt that a meeting should be arranged with the planning officer to express concerns regarding safety and other issues. *Action: Clerk to approach planning officer*

P.696 DATE OF NEXT MEETING: - Tuesday 2nd October 2025 at 7.00pm in the Small Hall of the Village Hall, East Dean

The meeting closed at 19.30 pm

Signed as a true record:

Dated: