

Minutes of a meeting of the Planning Committee held in the East Dean and Friston Village (Small) Hall, Village Green Lane, East Dean, BN20 0DR on Tuesday the 15th March 2022 commencing at 6.30 pm.

Present: Cllr P Seeley (Chair of Parish Council and Acting Chair of Planning), Cllr P Hill and Cllr M Keller, Cllr H Milligan and Cllr S Thorogood.

In attendance: Mrs D Picknell (Admin Officer).

Councillor Seeley offered to be Acting Chair of this planning committee meeting which was agreed by members.

Public Session – There was one member of the public present and no submissions. The Chair closed the public session and opened the meeting.

P.351 Apologies for absence – Cllr T Bryant, Cllr M Bustard, Cllr G Fowler and Cllr C Lees.

P.352 Declarations of Interest – Cllr Milligan declared an interest in 11 The Link as she had dealings with the architect and abstained from comment on the plans and the decision on the planning application SDNP/21/00632/HOUS.

P.353 Minutes of the previous meeting: The minutes of the planning committee meeting held on the 15th February 2022 were circulated and confirmed as a correct record for signature by the Acting Chairman.

P.354 NEW PLANNING APPLICATIONS

SDNP/22/00632/HOUS – 11 The Link, East Dean, BN20 0LB

Proposed removal of existing conservatory, additional rear dormer with increase in width of existing rear dormer, removal of existing front dormer and replacement with 3 no. pitched roof dormers to front.

The planning committee viewed the existing and proposed block plans and the proposed elevations.

Members applauded the proposed pitched roof dormers in the front which complied with the Village Design Statement. The back of the property afforded long views with an open field and a public footpath. Members agreed that the proposed flat roofs on the back dormers should be pitched.

RESOLVED – No objection in principle but recommended that the roofs on the rear dormers were pitched to preserve long views.

SDNP/22/00604/HOUS – 98 Michel Dene Road, East Dean, BN20 0LA

Removal of existing conservatory and erection of single-storey extension to the side, loft conversion with 'hip to gable' roof extension, dormers and roof windows and alterations.

The planning committee had reviewed the proposed elevations, floor plans and design access statement. Members agreed that the footprint of the proposed development was not extended, there was no encroachment on the boundary and the gross area had increased by less than 30%.

RESOLVED – No objection but recommend that permitted development rights are removed to prevent future enlargement of the property without planning approval.

SDNP/22/00265/HOUS – Maryland Gilberts Drive, East Dean, BN20 0DL

Erection of covered front veranda with roof terrace over, double-storey side extension forming a residential annexe, together with two mirrored single storey rear extensions and internal alterations.

The planning committee viewed the site location plan and the existing and proposed plans. Members agreed that proposed development had considerably increased in gross internal area above the acceptable 30% stipulated in the South Downs National Park Authority policy SD31. Members discussed the existing garage and agreed that it should be excluded from the original GIA calculation.

Members took note of two written objections which commented that the proposed development was a significant change to a 4/5 bed roomed house on a small plot and the loss of a smaller house which is in short supply in the village. Members agreed that the proposed development would result in the loss of a small two bed roomed property in the village and that a modest increase would be more acceptable. The planning committee agreed that the proposed front veranda with roof terrace which overlooked the road was not in keeping with the design of properties in the area.

The Acting Chair of planning advised members that a public notice of this planning application had only been displayed today, 15th March 2022. The planning committee agreed that a request should be made to the South Downs National Park Authority to give at least 21 days so that members of the public had an opportunity to submit comments and that no decision was made by the SDNPA until after this time has elapsed.

RESOLVED – To recommend that the proposed overdevelopment is refused and that permitted development rights removed to prevent future enlargement of the property without planning approval.

P.355 DECISION NOTICES

The planning committee noted that the following application was approved by the SDNPA and the Parish Council had recommended 'No objection'

SDNP/21/06081/HOUS - 31 The Ridgeway, Friston, BN20 0EU

Second storey alterations over the existing garage (retrospective)

P.356 CORRESPONDENCE

The planning committee took note of advice given by the South Downs National Park Authority on guidance on public notices in the Town and Country Planning (Development Management Procedure) (England) Order 2015. The publication of a planning application should include a site display in at least one place on or near the land to which the application relates for not less than 21 days. A planning application should include a public notice and one is always put up ideally early in the process.

P.357 VILLAGE DESIGN STATEMENT – No update.

P.358 ENFORCEMENT ISSUES – No update.

P.359 URGENT ITEMS – None

P.360 DATE OF THE NEXT PLANNING COMMITTEE MEETING: - Tuesday 26th April 2022 starting at 6.30 pm in the East Dean and Friston Village (Small) Hall, Village Green Lane, East Dean, BN20 0DR.

There being no further business, the meeting closed at 7.00 pm.

Signed..... (Chairman)

Date.....