

**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 19<sup>th</sup> July 2022 commencing at 6.30 pm.**

**Present:** Cllr T Bryant (Chair), Cllr M Bustard, Cllr P Hill, Cllr M Keller, Cllr C Lees, Cllr H Milligan and Cllr S Thorogood

**In attendance:** Mrs D Picknell (Admin Officer)

**Public Session** – There were no members of the public present and no submissions. The Chair closed the public session and opened the meeting.

**P.392 Apologies for absence** – Cllr G Fowler and Cllr P Seeley

**P.393 Declarations of Interest** – Cllr C Lees made a declaration of interest as he is well known to the immediate neighbours of the applicant for planning applications SDNP/22/02926/OUT and SDNP/22/02927/HOUS. Cllr T Bryant made a declaration of interest being well known to the applicant for planning application SDNP/22/03031/HOUS.

**P.394 Minutes of the previous meeting:** The minutes of the planning committee meeting held on the 21<sup>st</sup> June 2022 were circulated and confirmed as a correct record for signature by the Chairman.

#### **P.395 NEW PLANNING APPLICATIONS**

##### **SDNP/22/02640/HOUS – 83 Michel Dene Road, East Dean, BN20 0JZ**

*Retrospective Application for Construction of verandah and external access steps on rear elevation with installation of a pair of doors from the lounge to the new verandah and cladding of part of rear elevation.*

The Chair of Planning advised members that this retrospective planning application was for a raised verandah. Members noted that the adjacent neighbour had objected to the construction as it was close to their boundary and caused loss of privacy that was made worse by the removal of a mature hedge. Members viewed the rear garden sketch and the site plan and agreed that the south side glazing should be constructed from obscure glass.

RESOLVED - To recommend no objection subject to a condition that the south side glazing adjacent to the staircase is obscured glass.

##### **SDNP/22/02853/HOUS – 94 Michel Dene Road, East Dean, BN20 0JZ**

*Proposed loft conversion with hip to gable roof extensions, rear dormers, roof windows and associated alterations*

The planning committee viewed the Design and Access statement on which the architect had given a calculation of the floor area percentage gain as 30.85%. The existing and proposed plans were viewed and members agreed that they had no objection to the proposed loft conversion.

RESOLVED - To recommend NO OBJECTION.

*The Chair of Planning had declared an interest (P.393) and abstained from comment and decision on the following application.*

**SDNP/22/03031/HOUS – Yew Tree Lodge, Downs View Lane, East Dean, BN20 0D**

*Removal of existing conservatory and erection of single-storey extension to the rear and alterations*

The planning committee viewed the site block and elevation plans and images of the height of the vaulted roof of the proposed single-storey construction from the neighbours perspective. Members agreed that the increased height would visually impact on the neighbouring properties with the potential loss of light and privacy.

RESOLVED - To recommend that the application be REFUSED. The Committee were, however, minded to support the application if a resubmission was made that included a roof redesign that mitigated the visual impact on neighbouring properties.

**SDNP/22/03113/HOUS – 20 The Ridgeway, Friston, BN20 0EU**

*Conversion of garage into habitable room and erection of single storey link extension.*

Members viewed the block plan, side elevations and ground floor plans and had no objections to the proposed construction.

RESOLVED - To recommend that the application be APPROVED

*Councillor Lees had declared an interest (P.393) and abstained from comment and decision on the following two applications.*

**SDNP/22/02927/HOUS – 4 The Link, East Dean, BN20 0LB**

*Alterations to existing garage roof to join existing roof to existing dwelling*

The Planning Committee discussed the lack of information and are minded to object due to the fact that the information provided on the plans is clearly inconsistent with what is in existence at the present time and are incomplete. If a consent is forthcoming based on these plans showing the existing elevations (incorrectly) consent would be granted by default for details that should be the subject of an application. Therefore the planning committee request resubmission with detailed drawings that are consistent with what exists and a full explanation of what is proposed.

RESOLVED - To recommend resubmission with details drawings with accurate information.

**SDNP/22/02926/OUT – 4 The Link, East Dean, BN20 0LB**

*Erection of a single storey dwelling within existing curtilage.*

The planning committee noted that numerous objections had been received and agreed with many of the comments on this outline consent application for a single storey dwelling.

Members agreed that this proposal is not compliant with the Village Design Statement, constitutes overdevelopment, is in front of the building line of Summerdown Lane and affects the landscape character of the village by developing on an open corner plot, of which there are many on the estate.

RESOLVED – To strongly recommend that the application be REFUSED

**P.396 DECISION NOTICES**

The planning committee noted that the following two applications were approved by the SDNPA and the Parish Council had recommended 'No Objection'

**SDNP/22/02117/HOUS - 1 The Close, Friston, East Sussex, BN20 0HB**

*Erection of a detached garage.*

**SDNP/22/02132/LDE - 26 Deneside, East Dean, BN20 0JG**

*Conversion of garage to form habitable accommodation. Materials used in works match existing/original dwelling.*

The planning committee noted that the following application was refused by the SDNPA and the Parish Council had recommended 'Refusal'

**SDNP/22/02299/FUL - The Forge Garage, Friston Hill, East Dean, BN20 0EA**

*Change of use of The Old Forge to C3 residential, including facade restoration, roof replacement, internal alterations and the addition of front and rear dormers.*

**P.397 SOUTH DOWNS NATIONAL PARK AUTHORITY LAND AVAILABILITY ASSESSMENT (LAA) 2022 (Report Item 6)**

The planning committee noted the SDNPA Land Availability Assessment Draft Methodology Consultation document and Appendix A with the Assessment Criteria and had no comments on either document for the SDNPA.

**P.398 SOUTH DOWNS NATIONAL PARK AUTHORITY CONSULTATION STATEMENT AND THEIR ADOPTION OF A REVISED DESIGN GUIDE SUPPLEMENTARY PLANNING DOCUMENT (SPD) FOR JULY 2022 (Report Item 7)**

Councillors took note of the SDNPA revised Design Guide SPD that was adopted by the SDNPA on the 18<sup>th</sup> July 2022.

**P.399 CORRESPONDENCE**

4 The Link, East Dean, BN20 0LB: Letters and e-mails objecting to planning applications SDNP/22/02927/HOUS and SDNP/22/02926/OUT were noted by the planning committee.

**P.400 VILLAGE DESIGN STATEMENT**

The Chair of Planning advised members that the VDS has been reviewed to conform with the latest planning policies, but no further progress is possible until the latest government census information has been made available.

**P.401 ENFORCEMENT ISSUES – No update****P.402 URGENT ITEMS - None****P.403 DATE OF THE NEXT PLANNING COMMITTEE MEETING: - Tuesday 16<sup>th</sup> August 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 7.11 pm.*

Signed..... (Chairman)

Date.....