



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 18 July 2023 commencing at 6.30 pm.

Present: Cllr G Fowler (Chairman), Cllr T Bryant, Cllr M Bustard, Cllr P Hill, Cllr C Lees, Cllr H Milligan, Cllr P Seeley, and Cllr G Street

In attendance: K Larkin (Deputy Clerk)

There was one member of the public present

Public Session

No.6 Peakdean Close – Mr Greenway, a neighbour of this property living directly to the eastern side of the application site SDNP/23/02508/HOUS, stated that whilst he was not completely opposed to the proposed loft conversion he did object to some details and had submitted those objections to the SDNPA. In particular, there were two proposed new windows on the east side elevation which would overlook his property resulting in a significant loss of privacy and amenity in his rear garden. One was a triangular window on a proposed extended east facing gable, and the other was a Velux style window/roof light proposed to be fitted on the east side of the existing south facing gable. The problem of overlooking was exacerbated by the lie of the land, with 6 Peakdean Close being higher than its neighbour, and there was a query as to whether the proposed extension would or would not come closer to the common boundary than the 8m estimated on the plans. Finally a concern was raised that the design and materials proposed were shifting away from the vernacular character of the area, against the advice of Development Guideline 4 of the Village Design Statement, though it was noted that the changes proposed were not unprecedented in the neighbourhood.

The neighbour's request was for more details to be supplied as to the treatment of the windows, to protect his privacy; to comply with the Dark Skies policy (SD8); and to comply with Development Guideline 4 of the Village Design Statement. He also requested an assurance that no Juliet balconies could be added as permitted development at a later date. He would appreciate care being taken during any construction stage to minimise and mitigate any disturbance or damage to his or other properties in this narrow and sometimes congested Close.

The Chair thanked Mr Greenway for his contribution and gave assurance that his objections would be fully taken into consideration in the Committee's discussion of this application.

The Chair closed the Public Session and opened the meeting. Mr Greenway left the meeting.

P.519 Apologies for absence – None

P.520 Declarations of Interest – None

P.521 Minutes of previous meeting - The Minutes of the planning committee meeting held on 20 June 2023 were confirmed as a correct record and signed by the Chairman

P.522 NEW APPLICATIONS

SDNP/23/02668/APNDEM - Birling Gap Hotel, Birling Gap Road, East Dean, East Sussex BN20 0AB *Birling Gap hotel will be partially demolished as set out in the supporting documentation*

The committee noted that this application from the National Trust sought only to establish whether consent was required from the planning authority for the method of partial demolition set out in the application. The demolition was necessitated by the fact that part of the structure was already within the 5m safety zone from the edge of the eroding cliff.

RESOLVED – That no objection be made to the application

SDNP/23/02769/HOUS - 35 Michel Dene Road, East Dean, East Sussex BN20 0JR *Proposed porch to the front, single-storey extension to the rear and extension to existing first-floor area with 'hip to gable' roof extension, front and rear dormers and associated alterations*

The committee noted that the architect had sympathetically designed the 'hip to gable' roof extension so as to avoid a totally flat roof, in line with the recommendations of the Village Design Statement. The percentage increase in floor area of the dwelling did not exceed 30% and appeared acceptable. There were no known objections.

RESOLVED – That no objection be made to the application

SDNP/23/02508/HOUS - 6 Peakdean Close, East Dean, East Sussex BN20 0JA *Proposed loft conversion and internal alterations*

The Chair drew attention to the contribution made in the Public Session. In discussion, members agreed that the application was acceptable in general terms, but that the neighbour's concerns about the potential for overlooking were reasonable, and that the window treatments should also be compliant with the Dark Skies policy. The proposed grey window frames were a departure from the vernacular style but were part of a growing trend on which the committee did not wish to comment. Members agreed that if the application were approved there should be obscured glass in the windows with the potential for overlooking, and no facility to open them unless the sill heights prevented overlooking e.g. there should be no permission to install Juliet balconies in the future. The increase in floor area at approx. 30% was agreed to be within the limits set by the planning authority.

RESOLVED – That no objection be made to the application in principle, but that the neighbour's objections to specified windows on grounds of overlooking, loss of privacy, and possible non-compliance with the Dark Skies policy (SD8) be upheld,

P.523 DECISION NOTICES - None

P.524 NEIGHBOURHOOD PLAN

The Chair of the Steering Group reported that the meeting held on 10 July 2023 had commenced with a tour of the parish, led by Mr Timberlake and attended by the planning consultant, Alison Eardley. A questionnaire had quickly been designed to form a key part of the forthcoming public consultation. It had been intended to launch this at the Village Fete on 15th July, but following the cancellation of the Fete due to severe weather warnings, the main circulation would now be done via an inset in the September issue of the Parish Magazine, and a public meeting would be held in early September in support of this. The rest of the publication schedule agreed at the meeting would be reviewed as soon as a decision had been made by the Residents' Association on whether to re-schedule the Fete **ACTION: MB/KL**. Arrangements were also in hand to extend the current membership of the Steering Group. It had been a productive meeting.

P.525 ENFORCEMENT

The Chair reported that two residents had lodged complaints with the planning authority alleging that a brick-built structure was being constructed at No. 2A Warren Lane without permission. An Enforcement officer had visited the site and considered that planning permission probably was required, but that this should be verified by the planning authority before further action was taken. Members agreed that in principle they supported the pursuance of the complaints, and would appreciate an update from the planning authority in due course.

P.526 CORRESPONDENCE

The Deputy Clerk reported on the following Correspondence:

- The parish had been notified that the SDNPA's Planning Policy Lead, Chris Paterson, was about to leave. The name of his successor had not yet been announced.
- Parish Priorities Statements – the SDNPA had issued a fresh reminder to parishes about this consultation which would close on 20th October 2023. The committee agreed to request a short extension of time in which to respond, e.g. to the second week of November, allowing the Neighbourhood Plan Steering Group to consider responses to their public consultation based upon the PPS at their meeting on 31 October, and allowing the parish council to review any recommendations at their meeting on 2nd November 2023 **ACTION: KL**

P.527 DATE OF NEXT MEETING: - Tuesday 15 August 2023 in the Small Hall of the Village Hall, East Dean, starting at 6.30 pm

There being no further business, the meeting closed at 7.11 pm

Signed..... (Chairman)

Date.....