

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 19 December 2023 commencing at 7.30 pm.

Present: Cllr P Seeley (Acting Chairman), Cllr P Hill, Cllr C Lees and Cllr G Street

In attendance: K Larkin (Deputy Clerk)

There was one member of the public present

P.568 Apologies for absence – Cllr T Bryant, Cllr M Bustard and Cllr G Fowler

P.569 Declarations of Interest: - None

P.570 Minutes of previous meeting - The Minutes of the planning committee meeting held on 21 November 2023 were confirmed as a correct record and signed by the Chairman

The Chair varied the order of business to consider the application for Belvedere, No.12 Warren Lane first

P.571 NEW APPLICATIONS

SDNP/23/05051/HOUS – Belvedere, 12 Warren Lane, Friston, BN20 0EL

Proposed single-storey extension to the rear with adjacent raised patio terrace area, enlargement of existing first-floor area with hip to gable roof extension to side and replacement dormers to front and rear, roof windows and associated alterations

The committee considered this application, and noted that although the proposed extension was relatively large, the property was not very visible due to its location downslope from the street, and within a large well-screened plot, and that the extensions proposed were sympathetic to the style of the original building and to its locality. There were no known objections to the application.

RESOLVED - To recommend that the application be approved

SDNP/23/04850/HOUS - 31 Peakdean Lane, East Dean, BN20 0JE

Erection of a single-storey extension to the rear, garage conversion and alterations, and erection of carport to the side

The committee considered this application and noted that the proposed works were chiefly to the rear of the property and would not enlarge its footprint. There were no known objections to the application.

RESOLVED - To recommend that the application be approved

SDNP/23/04739/HOUS - 14 Summerdown Lane, East Dean, BN20 0LF

Erection of a two storey side and rear extension, including balcony to the rear

The committee noted that there were two objections to this application, one from the neighbour whose property would be most significantly impacted, and the other from the next property on the extended side.

Members were concerned to note that the proposed two storey extension would be built right up against the boundary with No.12 Summerdown Lane, and that as the foundations must be wider than the visible structure they would impact on the neighbour's ability to use or make changes to his own property. The extension would also be extremely dominant on that elevation, and though there were no windows overlooking the neighbour, the proposed rear balcony would look straight over the private garden of No.12 which was at a lower level, as the ground slopes away to the rear of the properties, permitting both long and short views.

The objection made by the owner of the adjacent property makes some cogent criticisms, particularly of the fact that the splayed side wall of the proposed extension is not noticeable on the elevation drawings and would cause problems for the construction of the roof-scape (not shown on the architect's drawings). It would also extend the property by more than the permissible 30%, owing to the fact that it has already been extended in 2007/2008, and this would be contrary to policy SD31.

The Village Design Statement in the section on Urban Design Guidelines states that 'applicants should maintain long distance views between properties, as these are an important feature of the village..... In particular visual gaps must be carefully considered in the design of extensions, with particular note to the rhythm of built development and views through gaps which should not be significantly affected by proposals'. These properties were built with a 4m standard distance between dwellings. This Guideline is underpinned by policy SD6: Safeguarding Views.

In summary, the parish council concludes that the proposed extension would constitute over-development, would come too close to the boundary with No.12 Summerdown Lane, and would close off long views. It therefore objects to be application.

RESOLVED – To recommend that the application be refused

SDNP/23/04873/HOUS - 50 Michel Dene Road, East Dean, BN20 0JU

Erection of a single storey side extension, conversion of roof space, including front and rear dormers, works to driveway to front and enlargement of decking to rear

The committee noted that in this case the proposed extension would not overlook neighbouring properties and would sit largely on the same footprint as before, due to the conversion of a garage into living accommodation. There were no known objections to the application.

RESOLVED - To recommend that the application be approved

P.572 DECISION NOTICES

The committee took note of the following application approved, the parish council having made no objection:

SDNP/23/04039/CND - 10 The Ridgeway, Friston, BN20 0EU

Variation of Condition 2 (Plans) relating to planning approval SDNP/22/02836/HOUS to allow for minor amendments to the approved design

The committee took note of the following application approved, the parish council having recommended approval:

**SDNP/23/04407/HOUS – Eastwick Cottage, 9 Summerdown Lane, East Dean
BN20 0LF**

Proposed replacement of detached garage

P.573 NEIGHBOURHOOD PLAN

The deputy clerk reported that the Neighbourhood Plan Steering Group would hold an Open Evening on Monday 29th January 2024, in the main hall of the village hall, at 7.30 pm, to update the community on the progress of the Plan by sharing with them the proposed framework of the Plan, and some of the content, so far as it could be prepared by that date. This would give the community an opportunity to check the direction being taken. The invitation would be published in the January parish magazine, on the website and via social media, and separate invitations would be sent to all the village organisations. The Steering Group very much hoped that parish councillors would attend this event. The committee took note.

P.574 ENFORCEMENT

The Committee took note of Report Item 7, containing the updates requested from the SDNPA Enforcement Officer for the area. The containers on site at Crowlink Place were not regarded as being in breach of planning regulations, though the smaller one would be removed following completion of work on a new access track, as it was being used to store materials for that work. At Highlands, the householder would be submitting a retrospective planning application, and the final decision on the works undertaken would depend on the outcome of that application. The Enforcement Officer had not yet reported on the situation at Long View, where the parish council had queried the retention of the roadside hoardings. Members were pleased to note that effective communication with the SDNPA Enforcement Team had been re-established.

P.575 URGENT ITEMS

The Tree Warden reported that surgery was now required on the Robinia trees at the entrance to Micheldene Road, and that the parish clerk had been requested to find out

whether these trees were subject to Tree Preservation Orders. The Committee took note.

P.576 DATE OF NEXT MEETING: - Tuesday 16 January 2024 in the Small Hall of the Village Hall, East Dean, starting at 7.30 pm.

There being no further business, the meeting closed at 7.55 pm

Signed..... (Chairman)

Date.....