

DRAFT



Minutes of a meeting of the Planning Committee, to be held in the Small Hall, The Village Hall, Village Green Lane, East Dean on Wednesday 10th July 2024 at 7.00 pm.

Councillors present: Cllr N Baker, Cllr T Bryant, Cllr M Bustard, Cllr G Fowler (Chair), Cllr J Greenway, Cllr P Hill, Cllr Larkin, Cllr P Seeley and Cllr D White.

In attendance: District Cllr D Greaves, two members of the public and Julia Shelley (Locum Parish Clerk).

Public session to allow residents to comment on SDNP/24/02280/FUL and SDNP/24/02109/OUT.

P.618 Apologies for absence – None, Cllr White joined at 7.10pm

P.619 Declarations of Interest. Cllr Bryant, SDNP/24/02109/OUT

P.620 NEW APPLICATIONS

Application Number: SDNP/24/02280/FUL

Officer: Samuel Bethwaite

Address: Foxfields Old Willingdon Road Friston

Proposal: Demolition of existing dwelling, garages & outbuildings. Erection of replacement dwelling, pool room and garden store, hard and soft landscaping, parking and replacement access (Resubmission of SDNP/23/02877/FUL).

The council note that some changes have been made to the design, e.g. clay tiles rather than metal roofing and an increase in the flint element since the original application however;

- The increase in footprint and mass remain in the new application. The re-positioning of the building in the current application increases the impact on the landscape.
- Increase in pool house size.
- Preliminary ecology survey mentions bat access through damaged tiles, but no bat emergent survey has been undertaken.
- The supporting reports (biodiversity and ecology) lack depth.
- The removal/reduction of trees on the site increases visual impact of proposed dwelling.
- The design fails to take note of the East Dean Village Design Statement.

The application should be considered invalid as no Category C Notice has been issued and the planning application affects an area not within the planning proposal's registered boundary.

RESOLVED – To recommend that the application be **refused**.

Application Number: SDNP/24/02109/OUT

Officer: Sam Whitehouse

Meeting closed at 7.50pm

Address: Field House Old Willingdon Road Proposal: Outline application with all matters reserved for demolition of a stables building and erection of a two-storey detached dwelling house

The committee noted the following.

- The application provides insufficient detail about the proposal.
- No ecological survey has been provided.
- The application is an out of character development on a small site.
- The proposal would create an adverse visual effect on Old Willingdon Road and the wider landscape.
- The proposed increase in height would impact on neighbour’s amenity and privacy

The application should be considered invalid as no Category C Notice has been issued and the planning application affects an area not within the planning proposals registered boundary.

RESOLVED – To recommend that the application be **refused**.

P.621 DECISION NOTICES

SDNP/24/01947/LDP 6 Peakdean Close East Dean
Approved June 2024

SDNP/24/01881/HOUS 1 Royston Close Friston
Approved June 2024

P.622 NEIGHBOURHOOD PLAN

Cllr Bustard reported from the most recent Neighbourhood Plan meeting.

- The village consultation dates have been set – 10th and 26th September 2024 at the Village Hall. There will be one evening and one afternoon session.
- The Neighbourhood Plan is 85% prepared and once the draft has been circulated to the Full Council it will be sent to the South Downs National Park for scrutiny.
- The final version of the Neighbourhood Plan will be made public in September ahead of the Consultation Meetings.

P.623 ENFORCEMENT

None.

P.624 URGENT ITEMS

None.

P.625 DATE OF NEXT MEETING: - Thursday 1st August 2024 in the Small Hall of the Village Hall, East Dean, **starting at 7pm**

Signed..... (Chair)

Date.....