

Minutes of a meeting of the Planning Committee, to be held in the Small Hall, The Village Hall, Village Green Lane, East Dean on Tuesday 21st January 2025 at 6.30 pm.

Councillors present: Cllr P Seeley, Cllr J Greenway, Cllr D White, Cllr G Fowler (Chair), and Cllr T Bryant.

In attendance: Fiona Chalk (Parish Clerk)

Public Session: No members of the public were present

P.661 Apologies for absence – Cllr M Bustard

P.662 Declarations of Interest.

None.

P.663 Minutes of the previous meeting.

Approved and signed.

P.664 NEW APPLICATIONS

[SDNP/25/00018/HOUS](#)

Proposed erection of a side extension to the existing cottage, removal of the front conservatory, and associated works to the garage and driveway.

Location: Yescombe, Went Way, East Dean, East Sussex, BN20 0DB

The Committee noted that planning permission had been previously granted in 2012, and a further application was made in 2022. It was also noted that the property is not in a Conservation Area.

The application has been through considerable pre-application discussion with the planning officers.

Action: The Council resolved to recommend approval.

[SDNP/25/00102/HOUS](#)

Installation of three air source heat pumps.

Location: 3 Peakdean Close, East Dean, East Sussex, BN20 0HZ

The air source heat pumps are on the front elevation.

The Committee requested it be asked for these to be put on the side elevation, and that noise mitigation be implemented to minimise impact on neighbours.

Action: The Council resolved to recommend approval subject to the mitigation actions requested.

[SDNP/25/00065/HOUS](#)

Proposed residential annexe

Location: Longview, Michel Dene Road, East Dean, East Sussex, BN20 0HP

The committee expressed their concerns on:

- Overdevelopment

- Developing right up to the boundary – too close to the pavement
- Lack of sight lines for car parking off road creating a danger to pedestrians using the pavement.

The Committee noted the good design features to fit the development in with the existing property, with an improvement to the overall look.

Action: The Council resolved to recommend the application be refused based on:

- a. Impact on Character and Appearance – The proposed development is considered detrimental to the character, heritage, or visual amenity of the area through overdevelopment
- b. Traffic and Safety Issues – The development could cause significant access problems and or pose safety risks, due to its close proximity to the pavement and lack of parking/turning space, hindering sightlines, and endangering footpath and road users.

P.665 DECISION NOTICES

Proposed two storey side and part single storey extension 21 Hillside Friston East Sussex BN20 0HE
SDNP/24/04300/HOUS_– WITHDRAWN 25.11.24

To note the following application approved, the parish council having recommended approval:

Enlargement of rear dormer window and replacement of roof lantern.

40 Elven Lane East Dean East Sussex BN20 0LG

Ref. No: SDNP/24/05030/HOUS Status: Application approved.

Single storey side extension

13 Michel Dene Road East Dean East Sussex BN20 0JN Ref.

No: SDNP/24/04050/HOUS – Status: Application approved.

To note the following applications approved, the parish council having not commented:

Felling of ash tree

Land South of St Simon and St Jude's Church Lower Street East Dean East Sussex

Ref. No: SDNP/25/00147/DDDT Status: Application approved.

The Parish Council was approached by Gilbert Estates to comment. Cllr Greenway advised them on due process.

Non-Material Amendment for SDNP/23/03624/HOUS - Reduce size of the new storage building and change materials

Little Hill The Green East Dean East Sussex BN20 0BY

Ref. No: SDNP/23/03624/HOUS Status: Application approved.

To note the following application approved, the parish council having recommended against Certificate of Lawful Development

Retention of existing raised patio Longview Michel Dene Road East Dean East Sussex BN20 0HP Ref.

No: SDNP/24/04079/LDE

P.666 URGENT ITEMS – if any, for discussion but not decision

Signage advertising the new café directing customers into Gore Farm Close did not have permission and was causing a safety issue. The Council requested that these be taken down and they have now been removed.

P.667 DATE OF NEXT MEETING: - Tuesday 18th February, at 6.30pm in the Small Hall of the Village Hall, East Dean

The meeting closed at 19.00 pm