



East Dean & Friston P a r i s h C o u n c i l

Minutes of a Meeting of the Planning Committee held in the Small Hall of the Village Hall, East Dean at 6.30 pm on Tuesday 18th December 2018

Present: Cllr T Bryant (Chair), Cllr L d'Urso, Cllr K Godden, Cllr P Hill, Cllr M Keller and Cllr P Seeley

In attendance: K Larkin (Parish Clerk)

There was one member of the public present

PUBLIC SESSION

36 Summerdown Lane – a resident who had spoken on this application at the November meeting requested that his further comments, submitted in correspondence, be noted. The Chair agreed that the correspondence would be considered [see item P.979 (b) below].

The Chair closed the Public Session and opened the meeting

P.972 Apologies for absence: - Cllr N Day; P Williamson (Tree Warden)

P.973 Declarations of Interest: - None

P.974 Minutes of the previous meeting: the Minutes of the meeting held on 20th November 2018 were confirmed as a correct record and signed by the Chair

P.975 NEW APPLICATIONS

SDNP/18/05886/HOUS – 22 The Brow, Friston, BN20 0ES

Proposed ground and lower ground floor extension to consist of new larger living room on ground floor and new garden room on lower ground floor

Members noted that the proposed extension would have a flat roof, contrary to guidance in the Village Design Statement. If a faux ridge could be substituted for the flat roof the design of the extension would be more in keeping with the design of the existing building. The extension would be upslope from properties in Peak Dean Lane, but should be screened from view by a belt of trees between the adjoining rear gardens. There were no objections from neighbours.

RESOLVED - Not to object to the application but to suggest that the design of the extension could be improved by the substitution of a faux ridged roof

SDNP/18/06040/HOUS – 10 Wenthill Close, East Dean BN20 0HT

Proposed loft conversion including replacement of single flat roofed dormer at front with two

pitched roof dormers, insertion of Velux roof lights to front and rear roof slopes together with removal of two chimney stacks

Members noted that a very similar application had been lodged in 2014, and had not been opposed by the parish council, though the property would have been considerably enlarged. Wealden District Council had approved the application. The work had not been carried out. A similar scheme had subsequently been completed next door. The works now proposed would include the substitution of two ridged dormers for two flat-roofed dormers, which would be more in keeping with the locality. Therefore, whilst there were some concerns at the scale of the proposed increase, members agreed not to object.

RESOLVED - Not to object to the application

SDNP/18/06060/HOUS – 26 The Ridgeway, Friston BN20 0EU

Proposed detached annex building, carport and pitched roof single storey kitchen/breakfast extension. Internal alterations to convert the existing loft to provide additional master bedroom with en-suite facilities to include dormer windows to front and rear elevations and timber cladding to all elevations

The committee had four concerns about this application:

- The existing building was mock Tudor, yet it was proposed to use timber cladding on very extensive additions, contrary to the guidance in the Village Design Statement. Members doubted whether the architect was aware of the VDS, as the application had initially been submitted to Wealden District Council.
- The proposed separate annex would considerably extend the living area of the property whilst not counting under the 30% rule. The proposed alterations to the main house were already extensive and the whole scheme could constitute over-development.
- There were dormers in the roof of the proposed annex and the accommodation could easily be doubled by the insertion of another floor, and become a separate dwelling. If the application were approved, separate occupation should be prohibited by a planning condition.
- The proposed car port was itself a large structure designed to take three cars, and due to the annex taking the space near the main dwelling that could otherwise be used for garaging and parking, the car port would stand well forward of the building line and very close to the front boundary.

RESOLVED – To recommend that the application be refused

SDNP/18/05825/HOUS – 26 Hillside, Friston BN20 0HE

Proposed Summerhouse

The committee noted that planning permission was required because the proposed summer house would be twice the size allowed under Permitted Development. It would be at the high end of a rear upslope garden. Nevertheless it would be a modest building with a very slight pitch to the roof, and should not be obtrusive.

RESOLVED - Not to object to the application

P.976 DECISION NOTICES

The committee took note of the following applications approved by the SDNPA:

SDNP/18/04796/HOUS and SDNP/18/04797/LIS – Birling Manor, Gilberts Drive, East Dean BN20 0AA [Listed Building Grade II]

Internal and external alterations, enlargement of entrance hallway, alterations to fenestration, glazed roof to light well, re-instatement of drive adjacent to house and formation of parking space, formation of new Plant Room.

SDNP/18/05168/HOUS – 13 Deneside, East Dean, BN20 0HX

Single storey side extension with rooms in the roof replacing earlier extension and incorporating part of an existing garage

SDNP/18/05329/FUL – 15 The Brow, Friston, BN20 0ES

Addition of gate piers

The committee noted that the height of the proposed pillars had been reduced in the approved scheme, in line with the objection lodged by the parish council to the original scheme.

P.977 ENFORCEMENT - No updates

P.978 APPEALS

The committee took note that the following Appeal had been dismissed:

APP/C1435/D/18/3205511- **5 Elven Lane, East Dean, BN20 0LG** *Single storey rear, side and part front extension and replacement of existing windows.*

The Planning Inspector, like the parish council, had specifically not taken account of the change to the 30% rule proposed in the emerging Local Plan, but had given weight to the existing rule. The applicant had already received planning consent on an amended scheme.

P.979 CORRESPONDENCE

The committee took note of correspondence received, and the following were discussed:

- a) 1 The Fridays – ESCC Highways Transport Development Control had no objection to the application but would not specifically support it. The parish council had been asked to write a letter of support for the Appeal proceedings. It was agreed that the applicant would be welcome to use the records of the council's discussions in the minutes. **ACTION: KL to prepare a compilation.**
- b) 36 Summerdown Lane – the committee noted further correspondence from the resident of 38 Summerdown Lane, and agreed that the record should be clarified to record (1) that there were no objections to SDNP/18/05754/HOUS, only comments; and (2) that 36 Summerdown Lane, East Dean was in fact built in 1961 as a 'Type NW 2/1 Detached Bungalow' as delineated on the plans attached to the original planning approval for the construction of this property. However, the point of interest to the committee had been that the original plan showed three bedrooms, albeit including one reached by a loft ladder for occasional use.
- c) Exceat Bridge – an initial screening application had been lodged with the SDNPA for the proposed works at the Bridge (SDNP/18/06201/SCREEN). This covered

technical issues such as air quality, biodiversity, geology, landscape, noise and drainage. The results were positive. The location was outside the parish of East Dean and Friston, so the parish council would not be one of the statutory consultees.

- d) SDNPA Parish Workshops – the committee took note that papers were available online at <https://www.southdowns.gov.uk/national-park-authority/committees-meetings/npa-workshops/>

P.980 URGENT ITEMS – None

P.981 DATE OF NEXT MEETING: - Tuesday 15th January 2019 in the Small Hall of the Village Hall, East Dean, starting at 6.30 pm

There being no further business, the meeting closed at 7.05 pm.

Signed..... (Chair)

Date.....