

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 19th March 2019

Present: Cllr T Bryant (Chair), Cllr M Keller, Cllr P Seeley and Cllr N Day

In attendance: P Williamson (Tree Warden); S Mills (Admin Assistant)

There were 3 members of the public present

PUBLIC SESSION

13 Windmill Lane

A resident spoke against the application on the grounds that the development is too big and almost doubles the size of the property. Further concerns expressed were that the property has been subject to alterations in the past; that the development is too close to the boundary of their neighbouring property which will adversely impact their quality of life; that there was minimal consultation or discussion prior to the application submission and that the preservation of long views, as listed in the Village Design Statement section 2.11, would be adversely impacted.

The applicant spoke in support of the application, stating that the development is an extension to the existing garage to the side of the property and is required because the upstairs of the property is very antiquated with narrow corridors and a small bathroom. The applicant has consulted with an architect and planners and has subsequently reduced the level of the roof of the extension.

The Chair agreed that the comments would be considered [see item P.1010 below].

The Chair closed the Public Session and opened the meeting

P.1006 Apologies for absence: - Cllr P Hill, Cllr L d'Urso and Cllr K Godden

P.1007 Declarations of Interest: - None

P.1008 Minutes of the previous meeting: the Minutes of the meeting held on 19 February 2019 were confirmed as a correct record for signature by the Chair

P.1009 AMENDED APPLICATIONS

SDNP/18/03970/FUL – Land adjacent to Crowlink Corner, Crowlink Lane, Friston BN20 0AX

Introduction of two wheel access track retaining a central strip of grass running from Crowlink Lane to Crowlink Corner to provide safer access to serve Crowlink Corner

The Chair explained that this item was withdrawn from the agenda after publication as the application has since been considered, and refused, by Committee at the SDNPA.

P.1010NEW APPLICATIONS

SDNP/19/00696/HOUS – Green Acre, 13 Windmill Lane, Friston, BN20 0EJ

Demolition of garage and replace with two storey side extension, demolition of conservatory and replace with orangery, further 1st floor extension.

The Committee took note of the objections raised by a neighbour and the statement made by the applicant during the public session. Members reviewed the application, block plans and elevations and expressed concerns that the existing double garage with a low roof would be replaced with a triple garage with a significantly higher roof. Members noted that, although the Parish had recommended approval for a similar type of house nearby, it had been refused by the SDNPA over the percentage increase in floor space. There were concerns regarding the large scale of this application, which would increase the floor space of the original dwelling by just under 50%. It was also noted that previous extensions had been undertaken on this property, some of which were believed to have been completed post-2002 which is the threshold in the emerging Local Plan. Members agreed that there was no objection to the 1st floor extension to the rear of the property or replacement of the conservatory but that the large scale of the garage extension and space above is not compliant with the Village Design Statement Development Guidelines [DG3] which refer to a maximum increase of 30% of original floor space. Members suggested that an increase of just under 50% was likely to be non-compliant. The Committee agreed that further causes for concern were the alteration of the whole look of the property and that the development would result in the reduction of long views as highlighted with the Village Design Statement [Section 5].

RESOLVED – To recommend that the application be refused.

SDNP/19/00602/HOUS – 95 Michel Dene Road, East Dean, BN20 0LA

Erect white PVCu framed orangery to rear of property.

Members were surprised that this development required an application and saw no valid reason to object.

RESOLVED – Not to object to the application.

SDNP/19/00974/HOUS – Highlands, 2A Warren Lane, Friston, BN20 0HD

Conversion of detached double garage to form new family room plus link extension containing 2 shower rooms.

The Committee queried why the development required 2 en-suite shower rooms adjoining the same family room and expressed concerns that there is the potential that this will support a future additional dwelling; there is a secondary driveway in Hill Side Road which could put pressure on an application for an additional garage. There were also concerns over the loss of further amenity space on what is already a large dwelling with a small garden.

RESOLVED – To recommend that the application be refused.

P.1011 DECISION NOTICES

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

SDNP/19/00541/HOUS - 19 The Link East Dean BN20 0LB

Raised composite deck with part replacement class balustrade to existing raised terrace along with new glass balustrade to raised deck pathway.

SDNP/18/06521/HOUS – 58 Michel Dene Road, East Dean BN20 0JY

Retrospective application for the retention of relocated side window and alternative decking

SDNP/19/00110/HOUS – 23 Warren Lane, Friston, BN20 0EP

Single storey and two storey extension to rear; single storey porch extension to front

- b) The committee took note of the following application refused by the SDNPA:

There were no refusals to note prior the publication of the agenda but the Chair requested that members note the following application which was refused by the SDNPA Committee on 14th March 2019:

SDNP/18/03970/FUL – Land adjacent to Crowlink Corner, Crowlink Lane, Friston BN20 0AX

Introduction of two wheel access track retaining a central strip of grass running from Crowlink Lane to Crowlink Corner to provide safer access to serve Crowlink Corner

- c) The committee took note of the following discharge of conditions by the SDNPA:

None to note.

P.1012 ENFORCEMENT

The Admin Assistant had requested an update from the SDNPA regarding 4 outstanding enforcement issues and had received a reply conveying that monthly updates were, in the opinion of the SDNPA, unrealistic as often nothing had changed with the issues and suggested that a quarterly or biannual update on progress would be more appropriate. The Committee agreed that monthly updates would be preferred and would reassure the Committee and residents that issues were being progressed. The Committee will look to address these concerns when they meet with the SDNPA and the Admin Assistant will, in the interim, register the Committee's concerns regarding these timescales with the SDNPA in writing.

Outstanding Enforcement Issues latest update:

- a) TV Mast at The Link – the mast installers have not returned the SDNPA's calls or emails so they will persist;
- b) Land adjacent to Long View – Long View have not made contact yet;
- c) East Dean Place – are in continued contact with the SDNPA;
- d) 21 The Brow – no update.

P.1013 NEIGHBOURHOOD PLAN

The submission for the neighbourhood plan area has been prepared and will be submitted to the SDNPA this week. There is a meeting of the Neighbourhood Planning Group on Thursday 21st March at 7.30pm.

P.1014 LOCAL PLAN

Consultations continue on the Main Modifications to the Local Plan until 28th March 2019.

P.1015 CORRESPONDENCE

The following matters were discussed:

a) Upfolds

Correspondence had been received from residents regarding Upfolds and what was felt to be an overdevelopment of the site. The Committee noted the concerns raised and the Chair confirmed that, since this correspondence, the application has been approved by the SDNPA and the proposed 3 bay garage was removed from the application.

b) Crowlink Place

Members reviewed correspondence between the Tree Warden and the SDNPA regarding the trees on the verge between Crowlink Lane and Crowlink Place. Tree protection notices are on display against the builder’s fencing but no measures appear to be observably in place. The Committee agreed that the trees are a major feature this side of the bridleway and should be protected with a tree preservation order. The Tree Warden is liaising with the SDNPA regarding this and is awaiting a reply. There was communication with the SDNPA regarding whether they were monitoring compliance with an archaeological pre-implementation condition to the commencement of work at Crowlink Place. There is also a condition relating to carrying out the work before the middle of March in order to avoid the need for a bat licence from Natural England. The SDNPA had been asked to confirm that they were monitoring this and checking whether the licence was or had been applied for if necessary. The SDNPA had appointed a Case Officer and a response was awaited.

P.1016 URGENT ITEMS

The Parish Council has received a number of enquiries from residents regarding what appeared to be excavating work taking place behind the new Fridays development. A member of the Committee has visited the site and found that grass and topsoil had been scraped off to 6 inch depth but no evidence of deep excavation. The Chair confirmed that we have received no planning applications or pre-application consultations pertaining to this. The Admin Assistant will contact the Gilbert Estate to enquire about the activities on behalf of residents.

P.1017 DATE OF NEXT MEETING: - Tuesday 16th April 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 7.10 pm.

Signed..... (Chair)

Date.....