

Ditchling Parish Council

Minutes of the Special Council Meeting held in the Lower Hall, Ditchling Village Hall on Monday 12 September 2016 at 7.30pm

Present: Cllrs. McBeth (Chairman), Robinson, Leaver, Jones, Smith, Madden (Mrs), Madden (Mr) and the Clerk, Mrs M. Warner.

Declarations of Interest: Cllr Madden declared an interest in respect of item 3.2 as he is employed at Dumbrells Court.

Public Participation:

Residents from Barnfield Gardens spoke in respect of planning application 3.3. Mrs Webb alerted the planning dept to the departure from the agreed planning permission in the spring. This small close consists entirely of mock tudor style houses. The timber beams at number 5 have not been painted black and are out of keeping with the rest of the close. Two of the new windows are inappropriate in size and design. The windows at the rear of the property do not match the existing windows. There appears to be a new vehicle access and parking for 5 cars. There are very large sheds on the eastern boundary. Mr Davies is the immediate neighbor to number 5. He noted that the extension design had changed 3 times from the original application. Mr Davies has employed a surveyor to show that the extension as build does not reflect the original plans and the surveyors report has been submitted to the planning officer. Mr Davies provided the Council with a copy of the report. The roof of the conservatory extends over the property boundary.

1. Apologies for absence Apologies received and accepted from Cllr Ingham.
2. Minutes of the Council Meeting held on 22nd August having been circulated, were agreed as a correct record and were signed by the Chairman.
3. Planning Applications
 - 3.1) SDNP/16/04130/TCA 1 Barnfield Gardens, tree works cut back cherry **No Comment**
 - 3.2) SDNP/16/04070/TPO 1 Dumbrells Court, tree works **No Comment**
 - 3.3) SDNP/16/02758/FUL 5 Barnfield Gardens Section 73A Retrospective Application for the amendment to application SDNP/15/00879/HOUS with the reduction of interior, property width, extension depth and roof area, installation of extra window to the front and increased overhang and roof light to the rear.

Objection the extension, due to its bulk, scale, massing and design, fails to respect, compliment and integrate with the scale and appearance of the existing dwelling and is considered to be an incongruous and dominating structure in relation to the existing dwelling and the wider surroundings. The contrived form of development is at odds with the vernacular of this pair of semi- detached dwellings and the neighbouring pattern of development. The proposal is therefore considered to lead to harm both the setting and character of the site and the existing level of amenities enjoyed by the neighbouring dwelling, in conflict with the National Planning Policy Framework: Sections 7 (Good Design), as a result the proposal would neither preserve nor enhance the character and appearance of the South Downs National Park. It is considered that the proposed light grey beams, plain windows and position of the garage to the very front of the plot will have a detrimental impact on the appearance of the property, conservation area and streetscene, contrary to Policies ST3 (Design, Form and Setting of Development) and H5 (Conservation Areas) of the Lewes District Local Plan. Policy ST3 states that materials should be of a quality, type, colour and design which is appropriate to the character of the local area. Policy H5 states that development should respect the design of the existing buildings of the area. The conservatory roof extends prominently into the neighbouring boundary.
 - 3.4) LW/16/0681 Ridgeview Winery. Proposed development of winery, associated buildings and landscaping (revised scheme to approved LW/15/0625) **Support-** the application is compatible with the local environment and economy, this established business is increasing employment opportunities within the parish of Ditchling.

4. Proposed base station installation at Folders Lane. It was agreed that the Council would object to the siting of a base station at the Folders Lane roundabout. The Clerk will respond to the Harlequin Group.
5. Resignation of Groundsman. It was agreed that prices would be sought from three contractors and the grounds contract would be advertised. It was noted that weeds on pavements and highways are the responsibility of the ESCC Highways.
6. Charity cycle race 11 September 2016. It was noted that with 10,000 car movements per day and an increase in cyclist, together with an increase in cycling events the roads in Ditchling were excessively busy. It was agreed that a meeting be arranged with ESCC Highways to explore solutions.
7. Matters raised by Councillors for exchange of information only

Cllr Jones referred to the bus Shelters outside St George's that were in a poor state of repair. ESCC has not responded to the Clerks request to agree responsibility. Cllr Jones will contact ESCC.

The streetlights reported faulty in July at Long Park Corner have not been repaired.

The Neighbourhood plan is progressing access at Long Park Corner continues to be problematic. It was noted that there was a long history of flooding and poor draining in Beacon Road.

A structure of pallets has appeared on New Road just past the East Sussex sign.

The meeting closed at 8.45pm.

Chairman 27 September 2016