

Ditchling Parish Council

Minutes of the Special Council Meeting held in the Lower Hall, Ditchling Village Hall on Monday 11th September 2017 at 7.30pm

Present: Cllts. McBeth (Chair), Orme, Guggenheim, Jones, Leaver, Ingham, Robinson, Madden, and the Deputy Clerk, Derek Blackhall.

There was a presentation by Mr Ben Ellis in respect of agenda item 5.1 below to highlight the differences from the previous version of the application. The main differences were that all neighbours had now been consulted and small alterations suggested had accordingly been built in now; changes to the car park and screening belt; there is now good support with no outstanding objections; there is builders rubble to clear; and the screen wall height at the entrance remains as it is now, with the wall being reinstated.

The applicants of agenda item 5.2 below spoke and pointed out that the existing house is in very poor condition and the site needs a major scheme of some sort, their aim being to build a house in the garden which is as unobtrusive as possible; the footprint is very similar to the current size; roof lights to ensure very little glazing overlooking neighbours; the maximum height will be lower than now with a flat roof; and the upper storey is to be set well back and will not dominate the view from the road; the builder will provide a small truck to transport materials in and out as access during the build is a known issue; and good neighbour support for this application now exists.

Public Participation:

There were six members of the public present with a concern expressed in respect of the Land rear of 16 North End , Ditchling planning application in respect of the self build aspect which would result in no CIL being available. However, it was also noted that the self build is not essential and can be changed if required.

1. Declarations of Interest: None.
2. Apologies for absence: Cllrs Smith and Keeley were unavailable.
3. Minutes of the Council Meeting held on 21 August having been circulated, were **agreed** as a correct record and were signed by the Chairman.
4. The appointment of Mr. Lockhart-Mummery as the planning inspector for the Ditchling, Streat, and Westmeston Neighbourhood Plan was **ratified**.

Planning Applications

5.1 SDNP/17/03477/FUL | Proposed residential development of 2 x detached dwellings & 1 x semi-detached dwelling with associated demolition & renovation works | Land rear of 16 North End Ditchling East Sussex. **Recommend approval.** There was considered to be no planning reason to object to this application and this is recognised as an improvement to the site; however, the formal response must include the observations that the self-build CIL implications need to be reviewed, and also the North End entrance should be brick paved.

5.2 SDNP/17/03049/FUL | Demolition of existing dwelling and replacement with new two-storey 4 bed dwelling | 11 East Gardens Ditchling BN6 8ST. **Recommend approval.** It was considered that this application looks good; and that there is a similar house nearby, with several different styles in the village.

5.3 SDNP/17/03798/HOUS | Erection of detached annexe, with home office above | Little Nyes Beacon Road Ditchling BN6 8UZ **Object.** It was felt this application was remarkably similar to the previous version; with very little justification offered in support.

5.4 Ref. No: LW/17/0716 Single storey side and front extensions South Field Farm Spatham Lane Westmeston East Sussex BN6 8XL **Object.** This appears to be a standalone application outside of the settlement boundary which is not in keeping with local requirements.

The meeting closed at 8.40pm.

Chairman

25 September 2017