

## Ditchling Parish Council

### Minutes of the Special Council Meeting held in the Lower Hall, Ditchling Village Hall on Monday 8th October 2018 at 7.30pm

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

There was a short presentation by Mr Tetley representing the owners of 46 Beacon Road in respect of seeking pre-application advice regarding downsizing the tennis court and building a house. The draft plans were left with the Parish Council and it was agreed to respond in due course.

#### Public Participation:

There were twenty six members of the public present of which three people spoke to object to agenda item 4.2. expressing a number of concerns.

- Declarations of Interest: None.
- Apologies for absence: Cllrs Jones, Farrands, and Keeley were unavailable.
- Minutes of the Council Meeting held on 24<sup>th</sup> September having been circulated, were **agreed** as a correct record and were signed by the Chairman.

#### Planning Applications

4.1 SDNP/18/03431/FUL | Introduction of vehicle crossover onto a classified road and associated works | 4A Beacon Road Ditchling BN6 8U **No comment.**

4.2 SDNP/18/04155/FUL | Erection of dwelling. | Land to The West of The Drove Keymer Road Ditchling East Sussex **Object.** This application should be **refused** as it is contrary to:

-Paragraph 79 (formerly paragraph 55) of the **National Planning Policy Framework** as it is not truly outstanding or innovative reflecting the highest standards in architecture. Innovative does not necessarily equal exceptional quality of design. Paragraph 79 applies to isolated homes to be built in the countryside. This is not an isolated home the site is on the edge of a large village. Paragraph 79 adds that a home must also "significantly enhance its immediate setting" which this one does not.

-Policy DS1(2) of the **Neighbourhood Plan** which was adopted in April 2018 -Policy HSG1) of the **Neighbourhood Plan** which supported the provision of 1, 2, or 3-bedroom houses or flats but not larger properties of which there is already adequate provision in Ditchling. This was a key result of the consultation on the Plan.

-SP1 & SP2 Affordable housing

-CONS 1 Permit development within established boundaries

-CONS 4 Protect character of conservation areas

-CONS 6 Conserve landscape and important views

-CONS 7 Protecting important gaps between settlements

-CONS 8 Preserve dark night skies

#### **The Lewes District Council Joint Core Strategy:**

-CP1 & CP2 Housing type, mix and density

-CT1 Planning boundaries for Ditchling.

The Parish Council would expect that this application is considered by the planning committee of the SDNPA and that the application is not delegated to Lewes District Council, given the sensitivity of this agricultural site within the Park and the colossal scale of the proposed development.

The meeting closed at 8.10pm.

Chairman

October 2018

