



## DITCHLING PARISH COUNCIL

Ditchling Village Hall 18 Lewes Road Ditchling East Sussex BN6 8TT  
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Parish Clerk: Sarah Mamoany Deputy Clerk: Derek Blackhall

### Minutes of the Planning Committee meeting held in the Lower Hall, Ditchling Village Hall, Lewes Road, on Monday 16 December 2019 at 6.30pm

Present: Cllrs McBeth (Chairman), Smith, Orme, Rowling, Farrands, Sarah Mamoany (Clerk) and Derek Blackhall (Deputy Clerk)

#### Public Participation:

11 members of the public was present.

The applicant of application SDNP/19/05327/HOUS spoke in support of his application.

The neighbor of application SDNP/19/05327/HOUS spoke in support of the application.

The applicant of application SDNP/19/05685/HOUS spoke in support of the application and noted they had consulted with neighbours and that 5 objections had been submitted and these had been noted and they will work with planning authority in relation to these concerns.

The neighbor of application SDNP/19/05685/HOUS spoke to object to the application noting that the plans failed to show her property and felt the application was over development of the site on the edge of a conservation area and out of character and content and affected her property by way of privacy and light issues.

1.	Declarations of Interest – No declarations of interest were made.	
2.	Apologies of absence – Cllrs Burman and Jones	
3.	The minutes of the meeting held on the 25 November 2019 were approved and signed as a true record.	
4.	<p>To consider planning matters as below and any others which may arise in the meantime:</p> <p>The following comments were resolved and will be submitted to the relevant Planning authority.</p> <p>4.1 SDNP/19/05327/HOUS - Demolition of two converted barns, erection of replacement structures, removal of southerly conservatory and reconfiguration of existing accommodation - Halletts Barn Common Lane Ditchling BN6 8TN – No objection, but wished to note the report on bats and that the information was looked at in detail in respect of the application.</p> <p>4.2 SDNP/19/05700/TCA   1no. Poplar (T1) - Re-Pollard at previous points 2no. Holly Tree (T2 and T5) - Fell 2no Sycamore (T2 and T3) - Fell 1no. Sycamore (T7) - 30% Crown Reduction 1no. Bay (T6) - Trim 1m off top height   Sandpit Cottage 4 High Street Ditchling Hassocks East Sussex BN6 8TA – No objection, if the Planning Authority Tree Officer was in agreement with the suggested works.</p> <p>4.3 SDNP/19/05685/HOUS - 14 North End Ditchling Hassocks East Sussex BN6 8TF - Rear extension including replacement of existing garage and formation of attic workshop space. The Council object as they feel the application is overdevelopment of the site and goes against policy SD12.1 Historic Environment – Development proposals will only be permitted where they conserve and enhance the historic environment, including through the safeguarding of heritage assets and their setting. It is also noted that it the development is not in keeping with the Ditchling, Streat and Westmeston NP in regards to the size of the property and Policy CONS2(d) and the impact of adjacent properties and notes that no daylight study appears to have been carried out and would recommend that this is requested by the planning authority.</p>	

	<p>4.4 SDNP/19/05294/FUL - Erection of a three-bay stable - Land West of The Drove Ditchling East Sussex (please note this application is also on the Parish Council agenda for the 16th December 2019) – It was noted that this application was invalid due to further information being required by the Planning Authority by the applicant.</p> <p>4.5 SDNP/19/05295/FUL- Land West of The Drove Ditchling East Sussex - Erection of a dwelling (please note this application is also on the Parish Council agenda for the 16th December 2019) – It was noted that a draft objection letter had been circulated to all members of the Council and would be discussed at the Parish Council meeting.</p> <p>4.6 SDNP/19/05708/FUL &amp; SDNP/19/05709/LIS - The Bull 2 High Street Ditchling BN6 8TA - Resubmission of application SDNP/19/03034/LIS and SDNP/19/03033/FUL – Retrospective permission for a 400mm increase in levels to the West end of the car park at The Bull, Ditchling adjacent to the entrance to the pub and number 1 Lewes Road, Ditchling – The Council object on the grounds of the previous application as follows: This application appears to demonstrate no apparent change to the previously rejected application and the Council wish to object to the application. The NPPF provides relevant back-up for our comments on the application from The Bull. Paragraph 8 sets out that achieving sustainable development includes "a social objective - to support strong, vibrant and healthy communities...and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being". It was noted there have been strongly-worded complaints from 1 Lewes Road and from Flat 1, 2 South Street, i.e. there is an adverse impact on the health and social well-being of multiple properties in the centre of the village.</p> <p>The Parish Council noted the adverse impact of raising the levels on the adjacent listed building at 1 Lewes Road due to the gap left along the wall of 1 Lewes Road being too narrow to allow proper maintenance, i.e. the proposed raising of levels is contrary to South Downs policy SD12.1: SD12.1 Development proposals will only be permitted where they conserve and enhance the historic environment, including through the safeguarding of heritage assets and their setting.</p> <p>4.7 SDNP/19/05714/TCA - T1. Fir - proposed fell to ground - St Margarets Church West Street Ditchling East Sussex – The Clerk advised this application has been removed from the planning portal and would check with the planning authority as to the reason for this.</p>	
5.	<p>Items for information or inclusion on future agenda</p> <p>It was noted that previously the Council had delegated a Councillor to look at applications in relation to trees and it was suggested that perhaps Cllr Leaver would be interested in this role.</p>	
6.	<p>Next meeting dates: 20 January 2019 at 6.30pm</p>	

The meeting closed at 7.27pm