



## DITCHLING PARISH COUNCIL

Ditchling Village Hall 18 Lewes Road Ditchling East Sussex BN6 8TT  
 Tel: 01273 844733 Email: parishoffice@ditchling-pc.gov.uk Website: www.ditchlingpc.org.uk  
 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 28<sup>th</sup> October 2019 at 6.30pm**

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

Public Participation:

2 members of the public was present.

The agent representing the applicant of application SDNP/19/04109/FUL spoke in support of the application, noting the settlement boundary crosses the garden and the NP was key to the application as the dwelling was located in garden space and it was a downsizing of the applicants dwelling from 6 bed to 3 bed. He noted that he was not aware of any objections being submitted as yet.

A resident spoke to object to the application SDNP/19/04109/FUL in relation to it being outside the settlement boundary, although the property is downsizing it is a very large 3 bed property and a better scheme would be for 2 smaller units.

1.	Declarations of Interest – No declarations of interest were made.	
2.	Apologies of absence – Cllr Burman	
3.	The minutes of the meeting held on the 19 August 2019 (note no Planning Committee meeting held in September, planning items considered at Parish Council meeting held on the 23 <sup>rd</sup> September 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/19/04700/FUL – 8 Common Lane, Ditchling BN6 8TJ – Change of use of annexe to residential dwelling and new vehicular access with associated parking – The application was discussed in detail, comments were deferred to the full Council at the Parish Council meeting to follow. Comments were agreed by the full Council as follows: – No objection to the change of use, however if permission is given to this application, the Council would like to recommend the withdrawal of permitted development rights due to the property being outside the settlement boundary. Therefore, planning permission would be required by the owners if any extensions, alterations were to be made to the current building and footprint.</p> <p>4.2 SDNP/19/04653/HOUS &amp; SDNP/19/04654/LIS – 28 West Street Ditchling BN6 8TS – Refurbishment of stable/coach house to form guest accommodation and garden storage. – no objections.</p> <p>4.3 SDNP/19/04109/FUL – Garden to the South of Longcroft House 46 Beacon Road Ditchling BN6 8UZ – Erection of detached dwelling and garage, with new access and associated landscaping. The application was discussed in detail, comments were deferred to the full Council at the Parish Council meeting to follow. Comments were agreed by the full Council as follows: The Parish Council wish to object to this application as it is contrary to policies DS1 and HSG2 in the Ditchling Neighbourhood Plan. Policy DS1 as the development is outside the settlement boundary - 'The principle of development is supported within the settlement boundary, particularly where this: (a) meets identified housing requirements; (b) supports its role as a service centre for the Plan area; and (c) provides facilities supporting its role as a gateway to the National Park.' In addition it does not meet any of the exceptions noted in point 2. Although the development is a three bedroom house, it is a large unit with three ensuite bathrooms and does not therefore fit in with the requirement for smaller affordable homes within the village. Policy HSG2 as the site does not make maximum use of the site and could be maximised two</p>	

	<p>provide 2/3 smaller affordable units. 'Housing proposals should be developed at the maximum density appropriate to the location, while retaining the character of the Beacon villages.' In addition, the application does not comply with Policy SD25 of the South Downs National Park Local Plan.</p> <p>4.4 SDNP/19/04689/FUL - 6 - 8 West Street Ditchling BN6 8TS - Proposed plaque in Portland stone on the external wall of 6-8 West Street - no objections</p>	
5.	<p>Items for information or inclusion on future agenda</p> <p>RO requested that S106 contributions should be received if the Burgess Hill development goes ahead to mitigate traffic issues caused within the village and requested this was added to the next agenda.</p>	
6.	<p>Next meeting dates: 16<sup>th</sup> December 2019 at 6.30pm</p>	

The meeting closed at 7.15pm