EAST LAVINGTON PARISH COUNCIL

DRAFT PARISH COUNCIL PLANNING MEETING MINUTES

MONDAY 1st SEPTEMBER 2025 at 18:15

Springfield Performance Centre SPC01.Seaford College

Meeting started 18.20	**ACTION**
PRESENT Cllr Simon Longman, Cllr Barry Gosden, Cllr Charles Britton, Cllr Will Yates Cllr Patrick Limpus. Parish Clerk Amy Harte.	
IN ATTENDANCE Ian Forest	
P7/25 **AGENDA ITEM 1:** WELCOME The Chairman welcomed all to the meeting.	
P8/25 **AGENDA ITEM 2:** APOLOGIES None	
P9/25 **AGENDA ITEM 3:** DECLARATION OF INTERESTS None	
P10/25 **AGENDA ITEM 4:** VISITORS' QUESTIONS Ian Forrest responded to the comments made by ELPC in the previous application. The legal issue of the curtilage - section 106 mechanism proposed to them by John Saunders from CDC. If it was reorganised it would enable the building to be turned around to reduce the impact. Landscape protection. Swapping land and also committing to increasing the biodiversity on the land with a maintenance plan. GIA – Ian says that they have reduced this to 32% which excludes the loft room. Reference to the previous application – new dwelling would be incongruous with the surroundings. He says that this design is very similar to the local vernacular. This was discussed with the planners and guidance given. He does not think that the building will overlook anyone and the part that faces the recreation ground will effectively be 30% smaller. Ian discussed the harvesting of rainwater to help prevent local flooding. Proposed Haha – to create a deer proof area without a huge fence. He is very enthusiastic about being eco friendly. Trying to reduce the traffic through the village by recycling materials from the existing building.	

Prepared by Amy Harte, Clerk & RFO to ELPC Tel: 07889979820 E: eastlavingtonpc@gmail.com

Initial:

Cllr Gosden asked about section 4, which appears as though the house is pushed into the ground. Effectively lowering the floor plate. This will allow level access. This will reduce the visual impact. Cllr Longman asked about changes, removed dormer windows and hipped roof, and reduction in glazing. The hips should be all the same and are all half hipped. Solar panels will not be visible. Cllr Gosden mentioned the unilateral undertaking. This relates to the Section 106 – what are the obligations, it changes the shape of the residential curtilage and also obliges them to increase planting and maintain a wildlife corridor, with monitoring. Cllr Gosden stated that the obligations seem to be of benefit to the applicant rather than the community. Ian pointed out that the reduction of the impact of the building on the landscape will be of benefit to the community visually and environmentally. Cllr Britton asked about the LDC that was refused, if that had been approved would Ian have taken a different approach. Mr Forest said no, he felt that turning the property round makes far more sense and then when John Saunders suggested it, it made the decision. It was turned down as there was insufficient information provided. Ian said that they had tried to move the building as far back from the recreation ground as possile.	
<u>P11/25</u> **AGENDA ITEM 5:** PLANNING - Applications for Comments **5.1 SDNP/25/01181/FUL** Tangletrees, The Street, Graffham, West Sussex, GU28 0QA. Replacement dwelling, ancillary building and associated landscaping including ha-ha and pond**. Comments required by Tuesday 2nd September 2025.** Cllr Longman described the history of the application. Plans have been resubmitted, curtilage swap, various other design changes and the land swap appears to be section 106 compliant. Cllr Gosden has an issue with the unilateral undertaking being not of benefit for the community. Some discussion regarding the section 106 took place. Cllr Gosden felt it was not a planning issue, Cllr Longman maintained it was part of the Town and Country Planning Act. The recent comments from the case officer implies that the land swap is acceptable and 106 compliant. Cllr Limpus suggested that comments should be made 'subject to' the curtilage issue being satisfied by CDC demonstrating legality. Cllr Britton's main concern is the legal issue of the curtilage. He discussed the site and position. The idea of swapping bits of curtilage is a legal matter not a planning matter. It is not possible to build outside the curtilage. Ian Forest has taken legal advice and says that it is legal. The section 106 and the legal issue of the curtilage are different issues. Cllr Limpus suggested that the council respond on the application with the provision that the issues of the Section 106 and the curtilage are legal. Cllr Longman asked if there are any other material objections. Councillors agree that on the planning side all the material objections from the previous application have been addressed by the planning changes in this application. Response:	Clerk to submit response

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Initial:

ELPC support the application subject to; confirmation that the proposal is lawful with respect to curtilage. that section 106 is agreed.	
P12/25 **AGENDA ITEM 6:** Dates of Forthcoming Meetings Monday 15th September 2025 Monday 17th November 2025 Monday 19th January 2026 Monday 16th March 2026 Monday 18th May 2026	
These minutes are an accurate record of the meeting Signed: Name & Position: Date:	

Meeting closed 19:25

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Initial: