



Councillors are hereby summoned to attend a meeting of East Dean and Friston Parish Council Planning Committee, to be held in the Small Hall, The Village Hall, Village Green Lane, East Dean on Tuesday 19th February 2019, at 6.30 pm.

Members of the public have a right and are welcome to attend, and to speak during the Public Session.

Stephanie Mills

Administrative Assistant

13 February 2019

AGENDA

Public session

1. **Apologies for absence**
2. **Declarations of Interest**
3. **Minutes of the previous meeting:** - to confirm and sign the Minutes of the meeting held on 15 January 2019 – attached

4. **AMENDED APPLICATIONS**

SDNP/18/03970/FUL – Land adjacent to Crowlink Corner, Crowlink Lane, Friston BN20 0AX

Introduction of two wheel access track retaining a central strip of grass running from Crowlink Lane to Crowlink Corner to provide safer access to serve Crowlink Corner

Summary report attached

SDNP/18/06060/HOUS – 26 The Ridgeway, Friston BN20 0EU

Proposed detached annex building, carport and pitched roof single storey kitchen/breakfast extension. Internal alterations to convert the existing loft to provide additional master bedroom with en-suite facilities to include dormer windows to front and rear elevations and timber cladding to all elevations

5. **NEW APPLICATIONS**

SDNP/18/06521/HOUS – 58 Michel Dene Road, East Dean BN20 0JY

Retrospective application for the retention of relocated side window and alternative decking

SDNP/19/00110/HOUS – 23 Warren Lane, Friston, BN20 0EP

Single storey and two storey extension to rear; single storey porch extension to front

SDNP/19/00541/HOUS - 19 The Link East Dean BN20 0LB

Raised composite deck with part replacement class balustrade to existing raised terrace along with new glass balustrade to raised deck pathway.

SDNP/19/00599/HOUS - Sullivans Gilberts Drive East Dean BN20 0DL

Utility Extension and Replacement Garden Structure

6. DECISION NOTICES

- a) To note the following applications approved by the SDNPA:

SDNP/18/06040/HOUS – 10 Wenthill Close, East Dean BN20 0HT

Proposed loft conversion including replacement of single flat roofed dormer at front with two pitched roof dormers, insertion of Velux roof lights to front and rear roof slopes together with removal of two chimney stacks

SDNP/18/05825/HOUS – 26 Hillside, Friston BN20 0HE

Proposed Summerhouse

SDNP/18/06400/HOUS - 25 Sussex Gardens, East Dean BN20 0JF

Proposed single storey rear extn

- b) To note the following application refused by the SDNPA:

SDNP/18/05886/HOUS – 22 The Brow, Friston, BN20 0ES

Proposed ground and lower ground floor extension to consist of new larger living room on ground floor and new garden room on lower ground floor
[Note: the parish council did not object to this application]

- c) To note the following discharge of conditions by the SDNPA:

SDNP/19/00365/DCOND / SDNP/19/00613/DCOND - Birling Manor Gilberts Drive East Dean BN20 0AA

Partial Discharge of Condition 3 (a) on planning permission and Listed Building Consent SDNP/18/04796/HOUS and SDNP/18/04797/LIS. Discharge of Conditions 9 on Listed Building Consent SDNP/18/04797/LIS.

7. ENFORCEMENT

To receive any updates on the following:

- a) TV mast at The Link
- b) Land adjacent to Long View
- c) East Dean Place
- d) 21 The Brow

8. NEIGHBOURHOOD PLAN

To receive an update

9. LOCAL PLAN

To consider responding to the main modifications proposed by the inspector to the pre-submission local plan ref: <https://www.southdowns.gov.uk/planning/national-park-local-plan/south-downs-local-plan-main-modifications/> (closes 28th March 2019).

10. CORRESPONDENCE

- d) Trees at Friston Green
To note correspondence from a resident.

11. URGENT ITEMS – if any, for discussion but not decision

12. DATE OF NEXT MEETING: - Tuesday 19th March 2019 in the Small Hall of the Village Hall, East Dean, starting at 6.30 pm



Date: Planning Committee - 19th February 2019

Title: **SDNP/18/03970/FUL – Land adjacent to Crowlink Corner, Crowlink Lane, Friston BN20 0AX**
Introduction of two wheel access track retaining a central strip of grass running from Crowlink Lane to Crowlink Corner to provide safer access to serve Crowlink Corner

By: **K Larkin (Parish Clerk)**

Purpose: **To provide an update on the progress of the application**

Recommendations: **To note the progress report**

The parish council takes as its starting point the decision made by the SDNPA Planning Committee on 8th November 2018 to return this application for further work. The Committee resolved:

That the application be deferred to enable further information to be sourced to clarify the planning history, proposals for tree removal, car parking arrangements, hammerhead turning circle, width and materials proposed for the track and to facilitate further discussions with the National Trust as landowner.

This report provides a brief overview of the subsequent debate under each of these headings, with the exception of the planning history.

PROPOSALS FOR TREE REMOVAL

The SDNPA Committee objected that:

‘The ash trees close to the field gate were adjacent to the red line and needed to be removed in order for the application to move forward. Other trees close to Crowlink Corner had been detailed for removal in the applicant’s arboricultural report.’

All these trees – as previously objected by the parish council - lie outside the red line of the site. The applicant’s agent in a response dated 13 December 2018 stated that there is no intention to move the red line to include trees originally earmarked for felling to the ground. Now, apparently in response to the findings of Wealden District Council’s Tree Officer, the arboricultural report

has been revised so that no trees are earmarked for removal. A new email from the applicant's agent dated 13 February confirms that trees T15-T19, T21 and T31 are not to be removed because of their potential landscape impact, and will be protected throughout the work. The applicant does not even propose any works to the ash tree T1 by the field gate (the tree closest to the red line), instead indicating that it will be protected during the work, despite the earlier recommendation that it be reduced or removed.

The National Trust has confirmed to the parish council that it had T1 independently assessed. In summary it is a tree that they would monitor and not fell at this time. There is one lower limb that might affect vehicle access but if that was found to be the case, that limb could be removed. The tree T1 is not the subject of a TPO.

The issues over proposals for tree removal all appear to have been resolved, provided the track can be constructed without damage to any trees on adjacent land.

CAR PARKING ARRANGEMENTS/ HAMMERHEAD TURNING CIRCLE

At one stage the proposals included the provision of a hammerhead turning circle (with no mention of parking – just turning), within the National Trust field outside the red line of the site. The National Trust did not initially object to the planning application until the reference to the turning circle was included. The Trust has confirmed to the SDNPA that it is maintaining an objection to the application as currently proposed and that there should be no turning circle on its land, surfaced or unsurfaced.

That proposal has accordingly been withdrawn.

The SDNPA Planning Committee requires:

'Confirmation that there [is] to be no parking of vehicles on the National Trust land. If vehicles were not parking on the National Trust land, where did vehicles currently park?.... parking was within the blue line of the land owned by the applicant, all other land was owned by the National Trust'.

This too was a point previously made by the parish council, and there is a lingering doubt as to whether it can be resolved without expanding the red line of the site. The two location maps annexed to this report illustrate the problem. At the point where the route of the track (indicated by the red line of the site) reaches the curtilage of the house at Crowlink Corner (the blue triangular site), it is facing a brick wall which is the side of the house. The property has been built tight into that corner, and further access is only possible on foot. If parking is to be entirely within the blue line of the applicant's land, where is the access point? It seems incontrovertible that the access track will need to be extended along the boundary of Crowlink Corner to a point where it can lead into the site, possibly on the south side. As the site is well wooded, works to trees on the applicant's property would certainly be required. Currently there is only room for one vehicle to park and that is within the licensed enclosure owned by the National Trust, not

within the curtilage of Crowlink Corner. All of the current or proposed parking would be outside the red line of the site.

This issue is therefore unresolved.

WIDTH OF THE TRACK

At the SDNPA Planning Committee meeting the following questions were asked:

'Whether the width of the tracks, at just under 1m each, needed to be that wide given the general use... and what arrangements had been made for the disposal of the spoil'.

The planning officer had already queried the width of the track. The applicant seeks to justify it by saying it is needed for access by emergency vehicles. The National Trust has stated that they feel the track is too wide: it should be in keeping with a domestic dwelling and domestic use. The applicant's agent has not offered much compromise on this point. The request is still for a 2.75 metre wide track, albeit with a central grass strip. This width is based on the advice in the Manual for Streets, which as a number of residents have rightly objected, is completely inappropriate in this downland field.

Again, the width of the track was the subject of an objection previously made by the parish council. The property is classified as C3 residential, and the access would only serve the cottage. The property has been there for 100 years and the existing field track has been found adequate for the whole of that time. The installation of a sprinkler system is all that is required. The applicant has been asked to comment further on the arrangements for disposal of the considerable tonnage of spoil that would be generated by a track of 2.75 metre width, and has simply indicated that it would probably be taken away by the contractor for processing on their premises.

The scale/width of the track has not yet been satisfactorily resolved.

MATERIALS OF THE TRACK

The SDNPA Planning Committee asked:

'Whether there was any indication of the surfacing materials...'

Regarding materials, the pre-app advice from the planning authority was for chalk or limestone. The site is clay cap on chalk, and the applicant is offering limestone. The National Trust has in fact conceded that limestone is usually longer lasting. They would not want to see any form of reinforced grass, as in their experience such finishes quickly get churned up by cattle, and a very hard edge can form. A natural substrate will blend in over time.

If limestone is acceptable to the Trust, the parish council may wish to regard the issue over materials as resolved.

OTHER MATTERS

The following additional points may be of interest to the parish council:

- Archaeology – The National Trust has confirmed that its archaeologist has looked at the records and historic maps and is familiar with the site. Their view is that an archaeological watching brief is required so that any finds or remains can be recorded and appropriate action taken. The county archaeologist has been re-consulted and has made no further observations.
- Legal issues relating to the right of way – these issues have been raised by a resident, and rely on specialist legal arguments. These arguments are of interest but are probably beyond the council's field of expertise.
- Maria Caulfield MP – has added her voice to those objecting to the application.



