



# East Dean & Friston P a r i s h C o u n c i l

**Minutes of a Remote Planning Meeting on Tuesday the 18<sup>th</sup> August 2020 at 6.30 pm.**

**Present:** Cllr M Keller (Chair of Parish Council and Acting Chair of Planning for this meeting), Cllr B Wheatley, Cllr P Seeley, Cllr P Hill and Cllr T Bryant.

**In attendance:** D Picknell (Admin Officer)

*There was 1 member of the public present.*

The Chairman of the Parish Council offered to act as Acting Chair of this planning meeting which was agreed by members.

## **Public Session**

*With no submissions the Acting Chair closed the public session and opened the meeting.*

**P.155 Apologies for absence** - Cllr D Wild, Mrs. K. Larkin (Parish Clerk), Mr P Williamson (Tree Warden) and Mr K Godden.

**P.156 Declarations of Interest** – Cllr Wheatley declared an interest in 1 The Brow, Friston, BN20 0E. as a neighbour. She took no part in the discussion and abstained from voting on the resolution on planning application SDNP/20/02315//HOUS.

## **P.157 Minutes of the previous meeting**

The Minutes of the meeting held on the 21<sup>st</sup> July 2020 were confirmed as a correct record for signature by the Acting Chair.

## **P.158 NEW APPLICATIONS**

### **SDNP/20/02496/HOUS– 6 Warren Lane, Friston, BN20 0HA**

*Proposed Loft Conversion with new dormers and roof windows. Conversion of existing garage space into home office/study. New detached green oak framed single garage to side elevation. New parking area off driveway. Replace existing tarmac to driveway and courtyard area with permeable paving.*

Councillors viewed the proposed site plan that showed an existing integral garage converted into a study and build of a new detached garage. The Chair advised that the loft conversion added a rear facing dormer. The Committee decided that as a 4 bed roomed dwelling there was no substantial change to the profile with the additional bedroom in the loft conversion that included rear facing dormers and Velux windows in the front. The proposed block plan was viewed and the committee agreed that due to the length of the rear garden the dormers would not impact on neighbours.

RESOLVED – No objection.

**SDNP/20/02783/TCA– Liverton House, Old Willingdon Road, Friston, BN20 0AS**

*Notification of intention to reduce crown and remove deadwood on Ash (T1-6), pollard at 6m on Ash (T7&T8).*

The Acting Chair advised the proposal was for the removal of deadwood from 6 ash trees and pollard of a further 2 trees. Councillors had viewed the sketch plans and noted comments from the tree warden not to object.

RESOLVED – To recommend not to object

**SDNP/20/03022/HOUS– 23 The Brow, Friston, BN20 0ES**

*Proposed new 3.5m x 3.5m oak framed gazebo in front garden.*

Councillors viewed the block and site location plans and agreed that this was a modest oak framed gazebo hidden from the road by an existing beech tree. Comments received from the tree warden were noted.

RESOLVED – To recommend not to object to this application

**SDNP/20/02315/HOUS – 1 The Brow, Friston, BN20 0ER**

*Rear dormer with roof lights to front.*

The Acting Chair advised that the proposal stated it was for a rear dormer with roof lights to the front, but in fact the detailed application also included a side extension at first floor level. The planning committee viewed the proposed plans and the 3D views for the application described as rear dormer with roof lights to front. Members found the description misleading as the side extension totally changed the nature of the property. The traditional Sussex asymmetrical design was changed to a symmetrical property and had a massive extension to the roof line with a very large rear facing dormer window. From a ground floor extension the proposed development of two storeys on top had considerable scope for overlooking the neighbouring property which members considered unacceptable. Concerned neighbours advised the planning committee that the rear dormer with a Juliet Balcony would overlook their garden and adversely impact on their privacy.

RESOLVED – To recommend that the application be rejected.

**SDNP/20/03140/HOUS– Cedars, 29 Warren Lane, Friston, BN20 0EP**

*Extension of existing garage, erection of covered loggia and a shed.*

Proposed plans had been reviewed and the committee considered the application for elongation of an existing garage to the rear and open sided loggia was acceptable. The tree warden had commented that trees/hedges were situated within falling distance and added there was no Tree Preservation Order and no need for a tree survey.

RESOLVED – To recommend no objection to this application.

**P.159 DECISION NOTICES**

The committee noted the following application was approved by the SDNPA and resolved by the Parish Council as 'No objection':

**SDNP/20/01949/TPO– 25 The Ridgeway, Friston, BN20 0EU**

*Purple Beech (T1)-Reduce by a sensitive 30% to mainly correct imbalance in parts of the crown, to create a more uniform crown. Purple Beech (T2)-Selectively reduce /remove branches affecting light access over pond.*

The committee noted the following application was approved by the SDNPA and resolved by the Parish Council as 'Approved':

**SDNP/20/02047/HOUS – 2 Churchfield, East Dean, BN20 0DQ**

*Proposed removal of existing porch and erection of single-storey extension to the front.*

**P.160 SOUTH DOWNS LOCAL PLAN EXTENSION AND REPLACEMENT DWELLINGS TECHNICAL ADVICE NOTE UPDATED 13 JULY 2020**

The committee viewed and discussed the SDLP Extension and Replacement Dwellings TAN that was updated on the 13<sup>th</sup> July 2020. Members noted the SDNPA had reclassified SD31 and what constituted small and medium dwellings. Members agreed that a Questionnaire report should be submitted to the SDNPA for clarification. **ACTION: TB and MK**

**P.161 SDNPA SUMMER 2020 NEWSLETTER AND SOUTH DOWNS NEWS AUGUST 2020**

The Planning Committee was made aware of the contents of the SDNPA Summer 2020 Newsletter. The Acting Chair had completed the South Downs survey on 'The Seven Sisters Country Park' and advised the committee that it was geared towards the interest of visitors and not residents within the local community.

**P.162 MINISTRY OF HOUSING COMMUNITIES AND LOCAL GOVERNMENT WHITE PAPER**

The Planning Committee noted that consultation on the 'Planning for the Future' white paper would end on the 29<sup>th</sup> October 2020. This paper would be reviewed by members and other Local/Parish Councils would be contacted for their views. **ACTION: PH and DP**

**P.163 CORRESPONDENCE AND URGENT ITEMS**

Proposed Development at the Seven Sisters Country Park

The Acting Chair advised members of information received via Seaford Town Council of proposed developments at the Seven Sisters Country Park. Planning applications SDNP/20/02124/FUL and SDNP/20/02244/LIS had been received by SDNPA and that authority had notified the Cuckmere Valley Haven Parish Council.

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*Standing Orders suspended to allow a member of the public to speak.*

A local resident and Planning Officer at Seaford Town Council advised the Planning Committee that during work he was made aware of planning applications for proposed development at the Seven Sisters Country Park. He contacted the Clerk of East Dean and Friston Parish Council and was informed that this Parish was unaware of such planning applications. He informed the Committee that planning applications were submitted to the SDNPA in May 2020 and he had contacted the SDNPA Case Officer who informed him that a delegated decision was due on the 27<sup>th</sup> August 2020. The Committee was advised that this subject is on the Agenda for the Seaford Town Council Planning Meeting on the same day.

The Seaford Town Planning Officer considered East Dean and Friston Parish Council and local residents should have input into such important proposed developments in the area.

The Acting Chair thanked the Planning Officer for the information researched and the fact that he had brought the proposed developments to the attention of the Planning Committee.

*Standing Orders were restored.*

The Planning Committee agreed that the SDNPA Director of Planning should be contacted and register concerns that planning applications SDNP/20/02124/FUL and SDNP/20/02244/LIS had reached such a late stage. Although the SDNPA are not legally obliged to consult neighbouring Town or Parish Councils as a courtesy this Parish would have liked notification. If correctly understood and these applications are going to Committee this Parish would like to know the deadline for submissions to that Committee. The Acting Chair advised members that if necessary an emergency Planning meeting would be called for further discussion. **ACTION: MK and DP**

Members agreed that Cuckmere Valley Parish Council should be thanked for sharing their comments on planning applications SDNP/20/02124/FUL and SDNP/20/02244/LIS and this Parish is largely in support of those comments. Liaison with the Cuckmere Valley Parish Council would be welcomed. **ACTION: DP**

**P.164 DATE OF NEXT ‘REMOTE’ MEETING: - Tuesday 15<sup>th</sup> September 2020 starting at 6.30 pm**

*There being no further business, the meeting closed at 8.11 pm.*

Signed..... (Acting Chair)

Date.....