

Minutes of a Remote Planning Meeting on Tuesday the 15th September 2020 at 6.30 pm.

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

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.165 Apologies for absence - Cllr D Wild and Cllr B Wheatley.

P.166 Declarations of Interest – Cllr Bryant declared an interest in Crowlink Place as a neighbour. He took no part in the discussion and abstained from voting on the resolution on the planning notice SDNP/20/03388/NMA.

P.167 Minutes of the previous meeting

The Minutes of the meeting held on the 18th August 2020 were confirmed as a correct record for signature by the Acting Chair.

P.168 NEW APPLICATIONS

SDNP/20/03695/HOUS – 2 Friston Close, Friston, BN20 0EH

Part Single Storey, Part 2 storey extension, chimney stack extension (removal of single storey annexe, garage, chimney stack).

Councillors viewed the block and location plan which showed the extension in dark grey and viewed the proposed elevations. The Acting Chair advised that the chimney stack seen to the right of the front elevation would be rebuilt to incorporate an enlarged fireplace and to the left of that diagram was the proposed extension with the roof squared off. The Acting Chair informed members that a pre application was received and the SDNPA Planning Officer stated at that time that 'it was not detrimental to the overall development'. Councillors noted that the architect had calculated that the extension would be increased by 18.5% over the structure in 2002.

Councillors agreed that although this property was prominent when viewed from Hobbs Eares it was already a substantial property in a substantial plot with a proposed modest extension that was in keeping with the house.

RESOLVED – No objection to this application.

SDNP/20/03671/PRE – 25 Warren Lane, Friston, BN20 0EP

Single storey hydrotherapy pool building.

Members noted that this pre application for a single storey hydrotherapy pool building had not mentioned that building work had already started and any application would be retrospective. This proposal was part of a larger development on the same property and under review by a SDNPA Enforcement Officer. Members agreed that the SDNPA Enforcement Officer should be contacted for an update on his investigation. **ACTION: DP**

RESOLVED – To contact the SDNPA Enforcement Officer and await his response.

SDNP/20/03388/NMA – Crowlink Place, Crowlink Lane, Friston, BN20 0AU

Non-Material Amendments to planning consent SDNP/18/03799/HOUS - Addition of an over door canopy to the north elevation.

The Acting Chair informed members that this was a non-material amendment to the planning consent to add a porch. Councillors viewed the building elevations that showed a side section canopy and agreed this was a small non-material amendment.

RESOLVED – To recommend no objection to this application.

SDNP/20/02124/FUL– Seven Sisters Country Park, East Dean Road, Exceat, BN25 4AD

Seven Sisters Country Park Phase 1 Proposals: Exceat - Additional toilet facilities, and improvement to existing facilities - Improvements to pedestrian and vehicular access - minor internal alterations within Visitor Centre building (Grade II Listed) and Dairy Barn to provide additional office accommodation; Improvements to the public realm to enhance the farmstead character of Exceat; Foxhole Camping Barn - Extension of facilities block; 1-3 Foxhole Cottages - erection of extensions and subdivision of Cottages to create 4 residential units (consisting of 1 unit of warden accommodation and 3 holiday lets).

SDNP/20/02244/LIS– Exceat Barn, East Dean Road, Exceat, Seaford, BN25 4AD

Internal alterations to existing toilet block, workshop, ranger office, dairy barn and visitor centre to facilitate increased accessibility to visitor centre, additional toilets, confectionery outlet and office space. Replacement of existing glazed door in Visitor Centre and installation of doors in existing toilet block

The above two planning applications (which were in the adjacent parish of Cuckmere Valley) were brought to the attention of this Parish Council by a Seaford Town Council Planning Officer. The Acting Chairman had sent a letter to the SDNPA Director of Planning. In that letter the Acting Chairman enquired on the deadline for comments to the SDNPA on these applications. The SDNPA Director of Planning replied 'The South Downs National Park do not have a standard procedure for consultation of neighbouring Parishes' and 'The SDNPA publishes a weekly list of all new applications which have been validated and this information is publicly available for consideration'. He confirmed that planning applications SDNP/20/02124/FUL and SDNP20/02244/LIS were intended for presentation to the SDNPA Planning Committee on the 8th October 2020.

The Acting Chair advised that the proposed development is a large expansion of the visitors centre and a conversion of the Foxhole Farm Cottages into holiday lets.

The Committee had reviewed comments sent on the 3rd July 2020 from Cuckmere Valley Parish Council to the SDNPA.

Members agreed two very important objections were raised by Cuckmere Valley PC. Firstly, not enough provision was put into car parking capacity and management, it would not be possible to park outside the proposed development at Foxhole Cottages. Secondly, a proactive approach is needed to keep the river mouth clear of shingle to allow unimpeded drainage of the valley into the sea. Without this there would be further prolonged flooding of the valley, the roads and the car park.

The Planning Committee endorsed comments that were made by Cuckmere Valley PC to the SDNPA on the 3rd July 2020. The Committee added with the expansion of the visitors centre on one side of the A259 and of the car park on the other side, serious consideration needed to be given for adequate provision that enhanced the safety of pedestrians when the busy road was crossed.

RESOLVED – Recommend improved provision for car parking and management, enhanced pedestrian safety and a proactive approach to keep the river mouth clear of shingle. Although not a statutory consultee on these applications, the committee wished their views to be made known to the SDNPA.

P.169 DECISION NOTICES

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

SDNP/20/02515/HOUS– Mary Croft, Upper Street, East Dean, BN20 0BS
Single-storey extension (remove existing conservatory) and external alterations.

P.170 CORRESPONDENCE

SOUTH DOWNS LOCAL PLAN EXTENSION AND REPLACEMENT DWELLINGS TECHNICAL ADVICE NOTE UPDATED 13 JULY 2020

The Acting Chair thanked Councillor Bryant for his review of the SDLP Extension and Replacement Dwellings TAN that was updated by the SDNPA on the 13th July 2020. Members agreed that clarification on this technical document should be sought from the SDNPA Director of Planning.

ACTION: MK and DP

The Planning Committee agreed that this document had effectively rendered ineffective much of the EDFPC Village Design Statement.

MINISTRY OF HOUSING COMMUNITIES AND LOCAL GOVERNMENT WHITE PAPER

The Acting Chair thanked Councillor Hill for his review of the 64 paged Ministry of Housing Communities and Local Government White Paper on 'Planning for the Future' and a local resident for his succinct comments on that document.

Councillor Hill agreed to collate ideas received from Parish Councillors on the 'Planning for the Future' white paper for discussion at the next planning meeting on the 20th October 2020 with a view for submission of a corporate response from the Parish Council. Consultation with the Government on that paper would end on the 29th October 2020. **ACTION: PH**

P.171 URGENT ITEMS - None

P.172 DATE OF NEXT 'REMOTE' MEETING: - Tuesday 20th October 2020 starting at 6.30 pm

There being no further business, the meeting closed at 7.15 pm.

Signed..... (Acting Chair)

Date.....