



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 20th October 2020 at 6.30 pm.

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

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.173 Apologies for absence - None.

P.174 Declarations of Interest – None

P.175 Minutes of the previous meeting

The Minutes of the meeting held on the 15th September 2020 were confirmed as a correct record for signature by the Acting Chair.

P.176 NEW APPLICATIONS

The Acting Chair advised the Planning Committee that comments were not required to be submitted to the South Downs National Park Authority on the following two applications but considered these applications should be in the public domain and minuted.

SDNP/20/04217/LDP– Friston Lodge Friston Hill East Dean BN20 0EB

Lawful Development Certificate for Proposed Development - External and internal alterations including alterations to existing external openings, forming new external openings and installing new external doors and windows.

The Committee viewed the existing plans and the proposed plans that showed the internal and external alterations. Members considered that the study was probably a garage conversion that would have required building regulations but not a planning consent. The Committee agreed that the alterations were self-contained and had planning consent been required members would not object.

RESOLVED - Minuted with no further action.

SDNP/20/04387/PNTEL– Friston Water Tower Old Willingdon Road Friston BN20 0AS

Notification under the Electronic Communications Code Regulations 2003 (as amended) of the intention to upgrade electronic communications apparatus at Friston Water Tower, Old Willingdon Road, Friston, Eastbourne, East Sussex, BN20 0AS.

The Acting Chair advised that Harlequin Group Ltd. who acted on behalf of EE had notified the South Downs National Park Authority of the installation of a transmission dish on the Friston Water Tower. He advised that the tower is currently used by O2 and by a bilateral agreement with Vodafone. The Acting Chair informed members that mobile phone companies had to share masts in rural areas as part of a government directive. The installation would improve the number of networks under the existing coverage but not improve the overall coverage. Areas shadowed from the tower such as Went Hill and the Peakdean valley would not benefit from this addition.

RESOLVED – Minuted with no further action.

P.177 DECISION NOTICES

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

SDNP/20/01228/HOUS– 20 The Brow East Dean Eastbourne East Sussex BN20 0ES

Demolish existing single garage (retrospective) and construct new double garage with relocated driveway.

Members recalled the retrospective application for the removal of a single garage and construction of a double garage on 2 levels with a lift. The applicant had demolished the single garage and dug out to the level of the house with a lowered driveway. The SDNPA had refused the application due to the scale, design and siting of the proposed garage.

The committee noted the following three applications were approved by the SDNPA and resolved by the Parish Council as 'No objection':

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.

SDNP/20/03140/HOUS– Cedars 29 Warren Lane Friston Eastbourne East Sussex BN20 0EP

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

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 committee noted the following two applications were approved by the SDNPA and resolved by the Parish Council as 'Not to object':

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).

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

Proposed new 3.5m x 3.5m Oak framed gazebo in front garden.

**P.178 SOUTH DOWNS LOCAL PLAN EXTENSION AND REPLACEMENT DWELLINGS
TECHNICAL ADVICE NOTE UPDATED 13 JULY 2020**

Members noted that the SDNPA Director of Planning had responded on the 5th October 2020 to a letter from the Parish Council that asked for clarification on the SDLP Extensions and Replacement Dwellings TAN that was updated on the 13th July 2020. The Planning Committee agreed that Councillor Bryant with his expertise on the subject should be asked to review the reply from the SDNPA Director of Planning and submit a report for the next planning meeting. **ACTION: TB**

The Planning Committee wished to thank the SDNPA Director of Planning for his response and this had been done on the 5th October 2020.

P.179 MINISTRY OF HOUSING, COMMUNITIES AND LOCAL GOVERNMENT WHITE PAPER

The Planning Committee reviewed a Planning Consultation document prepared by Councillor Hill that collated the responses from three Councillors on the Government White Paper - Planning for the Future. Councillor Wild had attended several Association of Local Council meetings and had been in contact with Wealden District Council on the subject. He had received copies of the Wealden District Council and the Jevington Parish Council submissions to consultation. Councillor Wild informed members that these documents mirrored the national concerns about changes in the Localism Act that focused on planning decisions made at a higher level of District Councils and above. He informed the committee that another concern was the removal of the Community Infrastructure Levy as investment returned to the community was essential. Councillor Wild agreed to forward his additional points to Councillor Hill for a Consolidation Report from this Parish Council to be submitted to the Ministry of Housing, Communities and Local Government by the 29th October 2020. The Committee thanked Councillor Hill for the Planning Consultation report he had presented. **ACTION: PH**

Members were concerned about one of the components of the White Paper which was 'Good Design' that focused on infrastructure first. The committee agreed that any upgrade along the A27 road or at Exceat could have an adverse effect on the A259. Another concern was pressure to 'build up' when unable to 'build out'. Bungalows would be developed into two/three storey buildings that would change the skyline of this Parish. Councillor Wild agreed to check on measures that should be placed for such development to be stopped and report back to the Planning Committee. The Committee thanked Councillor Wild for his feedback. **ACTION: DW**

P.180 CORRESPONDENCE

Concerned neighbours had e-mailed the Parish Council about continued development and a pre-application for 25 Warren Lane, Friston, BN20 0EP. The Committee recalled that this pre-application was considered at the Planning Meeting on the 15th September 2020 and the SDNPA Planning Officer was informed of an ongoing enquiry with the SDNPA Enforcement Officer.

The Committee agreed that concerns raised in the latest correspondence should be referred to the SDNPA Enforcement Officer. **ACTION: DP**

P.181 URGENT ITEMS - None

P.182 DATE OF NEXT 'REMOTE' MEETING: - Tuesday 17th November 2020 starting at 6.30 pm

There being no further business, the meeting closed at 7.05 pm.

Signed..... (Acting Chair)

Date.....