

Minutes of a Remote Planning Meeting on Tuesday the 17th November 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, Cllr T Bryant 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.183 Apologies for absence – Mr. P Williamson (Tree Warden).

P.184 Declarations of Interest

Councillor Bryant declared an interest in the Old Vicarage Cottage as the applicant and took no part in the discussion and voting on the resolution on the planning application SDNP/20/04746/HOUS. He was removed from the meeting during that time.

P.185 Minutes of the previous meeting

The Minutes of the meeting held on the 20th October 2020 were confirmed as a correct record for signature by the Acting Chair.

P.186 NEW APPLICATIONS

SDNP/20/04435/LIS – Underhill House, Went Way, East Dean, BN20 0DB

Internal and external alterations. Listed Building Grade 2.

The Chairman advised that the neo Georgian façade and some of the previous alterations dated from the 1970's. The proposed interior alterations would remove some of the 1970's design and restore the property to a previous style with some modernisation.

The Planning Committee viewed the plans for existing and proposed elevations and noted the rear dormers would be converted from flat roof to pitched roof that was more in keeping with the design of the property. Members viewed the Heritage Statement that showed various changes to the property since the 1960's. The Acting Chairman advised members that the proposed changes re-opened the fireplace and replaced radiators with underfloor heating. The Committee agreed that the planning proposals were sympathetic in design and enhanced the building.

RESOLVED – No objections to this application.

SDNP/20/04692/HOUS – 10 Peakdean Lane, East Dean, BN20 0JD

Proposed infill extension, garage conversion and alterations.

The Committee viewed the proposed elevations and noted that the conversion was from a detached garage to an extension/utility room. A door and window replaced the garage doors and a pitched roof replaced the flat roof that extended over the garage. Members noted that the design access statement suggested there was a previous extension prior to December 2002 and that the proposed addition to the development amounted to approximately 3.5% gain in gross internal area. Members agreed that the increase was minimal

RESOLVED – No objections to this application.

SDNP/20/04422/HOUS – Glebeland Cottage, Gilberts Drive, East Dean, BN20 0DJ

Replacement conservatory.

The Acting Chair advised members that the proposal was to retain the existing brick base with inlaid flints but to replace the existing wooden timber frame with new timber and high insulation glass. There was minimal or no change to the overall footprint.

RESOLVED – No objections to this application.

SDNP/20/04705/HOUS – 22 Peakdean Lane, East Dean, BN20 0JD

Garage conversion and extension.

The Committee viewed the proposed ground floor plan and noted that the new extension at the front of the property was for a snug room and utility. To the rear the garage was converted to an en-suite and dressing room and the ground floor area had not increased.

Members viewed the block plan and noted the new development was very close to the boundary that was adjacent to an electric substation and its approach.

RESOLVED – No objection however, the Committee had noted that the proposed development was adjacent to an electrical substation and its approach. Members had assumed that the electrical utility company had received notification of the proposed development from the South Downs National Park Authority and that no objection was raised.

Councillor Bryant moved to the waiting room and had no access to the meeting.

SDNP/20/04746/HOUS – Old Vicarage Cottage, Crowlink Lane, Friston, BN20 0AU

Timber garden summerhouse.

The Acting Chair advised members that the application was for the erection of a timber summerhouse. The Committee viewed the block plan and noted the proposed location was adjacent to Friston Pond and would be screened by trees. Members viewed plans of the front and side elevations and agreed that it was in keeping with the surrounding area.

RESOLVED – No objections to this application.

Councillor Bryant returned to the meeting.

SDNP/20/04840/HOUS – 19 The Link, East Dean, BN20 0LB

Conversion of garage to form new guest bedroom, plus insertion of new rooflight along with existing flat roof replaced with new pitched tiled roof.

The Committee viewed the block and site location plans that showed the location of the proposed garage conversion. The proposed front elevations showed an integral garage with a window that created a guest bedroom and the proposed ground floor plan showed the overall location.

The Acting Chair advised that, in the absence of first floor plans, it was not possible to know the total number of bedrooms, however, members agreed that, as this was not a small dwelling, any additional bedroom would not affect their decision. The Committee noted the internal development was on the opposite side to the twitten and considered the look was improved by the proposed conversion of a flat roof to pitched.

RESOLVED – No objections to this application.

The Acting Chair informed members that a late submission was received that would normally be carried forward to next month's planning meeting. However, because of the Christmas period the South Downs National Park Authority was unable to grant a reasonable extension for consultee comments. The Acting Chairman proposed the use of a power under Standing Orders to make a non-binding recommendation for presentation to the full Parish Council at the meeting on the 3rd December 2020. The following new planning application would be placed on the agenda for the full council meeting and the decision would be ratified if no objections from the public were raised.

SDNP/20/05024/HOUS – 95 Michel Dene Road, East Dean, BN20 0LA

Single storey side extension.

The Committee viewed the existing ground floor plan that showed a garage in front and a separate small porch behind that led from the kitchen into the garden. The proposed ground floor plan showed the porch was replaced by a larger utility area and study that backed onto the same garage. Members agreed that the proposed extension was an improvement on the property.

The Committee agreed that although the property looked down over the Peakdean valley the gardens were long and screened by trees so there was little impact on the properties below.

RESOLVED – The planning committee made a non-binding recommendation to the council of 'no objection' to this application.

Members requested that this planning application should be placed on the agenda for the full Parish Council meeting on the 3rd December 2020 and if no objections raised at that meeting the non-binding recommendation from the planning meeting would be ratified. **ACTION: KL**

P.187 DECISION NOTICES

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

SDNP/20/00397/HOUS – 9 Windmill Lane, Friston, BN20 0EE

Rear single and part two storey extension.

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

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

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).

The committee noted the following two applications were approved with conditions by the SDNPA and resolved by the Parish Council as 'Neutral' with recommendations for improved provision for car parking and management, enhanced pedestrian safety and a proactive approach to keep the river mouth clear of shingle.' Members noted that, in the Planning Committee hearing, the SDNPA had taken on board various Parish and Town Council's comments and promised to actively pursue them.

SDNP/20/02124/FUL – Seven Sisters Country Park, East Dean Road, Exceat, East Sussex, 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 East Sussex 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 committee noted the following application was determined by the SDNPA as 'no objection was raised' and minuted by the Parish Council as 'the installation would improve the number of networks under the existing coverage but not improve the overall coverage'

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.

P.188 South Downs National Park Authority Community Infrastructure Levy (CIL) Guide for Parish/Town Councils

The Committee noted the current guide for Parish and Town Councils on the SDNPA CIL and agreed that there were no developments eligible for CIL at the moment.

P.189 South Downs National Park Authority Community Infrastructure Levy (CIL) Neighbourhood Portion

The Committee noted that £329.27 was received from the SDNPA CIL fund that had resulted from planning notification SDNP/19/03679/CND on which the plan was varied on a holiday let.

P.190 CORRESPONDENCE AND REPORTS

- a) Members noted a report received from Councillor Bryant to the response dated the 5th October 2020 from the SDNPA Director of Planning on the SDLP Extensions and Replacement Dwellings TAN. The Acting Chair thanked Cllr. Bryant for his helpful comments on this document. It was decided that no further correspondence was needed on this subject at the present time.
- b) The Acting Chair advised the Planning Committee that the Admin Officer had written to all Neighbourhood Plan Steering Group members and explained that the Plan had not been abandoned but would remain suspended until the national planning policy framework had been clarified.
- c) The Committee noted that there was a survey run by the SDNPA along with the Sussex Heritage Group Partnership on a refreshed Sussex Heritage Coast Strategy and Action Plan. Comments on that survey were required by the 27th November 2020. Members agreed that this survey should be brought to the attention of Mr. C. Davies-Gilbert as an interested party. **ACTION: DP**

P.191 URGENT ITEMS - None

P.192 DATE OF NEXT 'REMOTE' MEETING: - Tuesday 15th December 2020 starting at 6.30 pm

There being no further business, the meeting closed at 7.37 pm.

Signed..... (Acting Chair)

Date.....