

Minutes of a Remote Planning Meeting on Tuesday the 19th January 2021 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 S Thorogood and Cllr D Wild.

In attendance: D Picknell (Admin Officer).

There were 3 members 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.204 Apologies for absence – Cllr T Bryant and Cllr V Rowlands (SDNPA representative).

P.205 Declarations of Interest – None

P.206 Minutes of the previous meeting: The Minutes of the meeting held on the 15th December 2020 were confirmed as a correct record for signature by the Acting Chair.

P.207 NEW APPLICATIONS

SDNP/20/05307/FUL and SDNP/20/05308/LIS – The Old Bakehouse Went Way East Dean BN20 0DB

Internal and External alterations LISTED BUILDING GRADE: 2.

The Acting Chair informed the planning committee of the proposed substantial development on a grade 2 listed building. He advised members of the reason for two applications, one related to works under the 'listing' and the other application was for the normal work in a conservation area. Members viewed the heritage statement that showed the front east elevation and the first-floor central window that was blocked. The Acting Chair advised members that the central window would be reinstated and an internal cupboard replaced with a gallery.

Members agreed that the restored central window and the meter cabinet and water butt being covered by a timber lean-to were improvements. Internally, wiring would be chased into the wall, carpets removed and replaced by floorboards and a bathroom updated. Replacement of modern radiators with cast iron radiators was more in keeping with the style of the property. There was no change to the load bearing walls. Many of the original features that were removed over time would be restored and members agreed that the proposed development was positive. The committee was pleased that the original baker's oven was retained as a decorative feature.

RESOLVED – No objection.

SDNP/20/05617/TCA – Maple Cottage 9 Sussex Gardens East Dean BN20 0JF

T1 & T2 - Acers - Reduce crown by 30%.

The Acting Chair advised members that the application was for the reduction of the crown size by 30% and the shading minimised. The committee viewed the sketch plan and noted that the same document was duplicated under the heading 'Tree Survey' on the South Downs National Park Authority planning portal.

Members noted that the applicant had stated on the application form that the works were not subject to a Tree Preservation Order and incorrectly stated that the property was in a conservation area. However, Cllr. Thorogood pointed out that a previous application SDNP/15/01185/TPO indicated that the T1 and T2 acers were subject to TPOs. Members agreed that the proposed crown reduction was a good idea.

RESOLVED – No objection however the planning committee would like the SDNPA to note that although the application form stated that the trees did not have TPOs a previous application indicated that they did. Members wished to know why a Tree Survey was not provided.

SDNP/20/05641/HOUS – 34 Michel Dene Road East Dean BN20 0JR

Proposed porch extension to front of property.

The Acting Chair informed members that the proposal was for a larger porch extension with a side entrance and ramp for disabled access. The existing porch was already demolished.

Members viewed the proposed block plan and front elevations. In the past there were considerable enlargements to the property and this was acknowledged in a statement from the architect. With the proposed porch included the enlargement was 32.5%.

RESOLVED – No objection.

SDNP/20/05722/HOUS – 51 Michel Dene Road East Dean BN20 0JU

Replacement porch, loft conversion with 'hip to gable' roof extension, dormers and roof windows and associated alterations

The Acting Chair informed members that this was a re-submission on a previously approved application SDNP/16/03389/HOUS that had lapsed. On that application the Parish Council raised no objections, however the SDNPA only gave conditional approval. Part of the proposal was for two Velux windows that overlooked a neighbour's garden and the SDNPA case officer in the 2016 application ruled that the applicant could only proceed if the Velux windows had obscured glass.

Members viewed the proposed plans side south west elevation on the current application and noted that obscured glass was not mentioned. In fact, it was stated that one of the reasons for placement of the Velux windows was that it afforded a view over the Downs from the upstairs bedroom.

RESOLVED – No objection but the committee wished to remind the SDNPA that the previous planning application had a condition that required the Velux windows to be obscured glass and not capable of opening less than 1.7 meters from the ground so that next door was not overlooked. Members recommended that this restriction should be carried forward to the new application.

SDNP/20/05751/HOUS – 22 Michel Dene Road East Dean BN20 0JP

Single storey side extension, loft conversion, rooflight windows, raised decking area and arbour.

The planning committee viewed the proposed elevation and block plans. The integral garage was to be blocked with an internal wall removed. The kitchen was extended and a smaller garage placed on the side of the integral garage for a mobility scooter to be housed.

The Acting Chair advised members that the loft conversion was entirely interior and there was no external change to the upstairs such as dormer windows. Although the decking was visible from Elven Lane it did not overlook other property.

Members were concerned over safety during building works as there was limited space for parking on a dangerous semi-blind bend with no pavements. The Chair pointed out that he had observed significant congestion to Micheldene Road by contractors' vehicles during an earlier removal of vegetation from the site. The committee recommended that a condition should be made so that construction vehicles and delivery vehicles must be parked on the property.

RESOLVED – No objection to the proposal but, in the interest of safety, strongly recommended that all construction and delivery vehicles must be parked on site and not in the road.

SDNP/20/05849/HOUS – 4 Dene Close East Dean BN20 0JJ

Loft conversion.

The committee viewed the proposed plans and noted there were 3 bedrooms downstairs and it was proposed to move 2 bedrooms upstairs, so there was no net increase. Members agreed that the 4 dormers with pitched roofs were in keeping with the design of the property.

RESOLVED – No objection.

SDNP/20/05847/HOUS – 16 The Ridgeway Friston BN20 0EU

First floor extension.

The Acting Chair advised that the proposal was for an infill between the house and garage on the first floor which created a new master bedroom with en-suite.

Members viewed the block plan and proposed floor plans and agreed that the design was sympathetic to the area. This was not a small property and therefore the 30% rule did not apply.

RESOLVED – No objection.

P.208 DECISION NOTICES

The committee noted an appeal under Section 78 of the Town and Country Planning Act 1990 had been received by the SDNPA against the following retrospective planning application.

SDNP/20/01228/HOUS - 20 The Brow, East Dean, BN20 0ES

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

The Acting Chair informed the planning committee of their comments made on the 22nd May 2020 to the SDNPA on this application. The date for withdrawal of Parish Council comments expired on the 18th January 2021 and those comments would go to the SDNPA Planning Inspectorate.

The committee noted that the following applications were approved by the SDNPA and the Parish Council had 'no objection'.

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.

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

Internal & External Alterations.

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

Replacement conservatory.

SDNP/20/04654/DCOND - Crowlink Place, Crowlink Lane, Friston, BN20 0AU

Discharge of Condition 3 (Materials) of Planning Approval SDNP/19/06049/HOUS for replacement garage and ancillary storage.

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

Garage Conversion and Extension.

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

Timber garden summerhouse.

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.

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

Single storey side extension

The committee noted that on the following pre-application advice was given by the SDNPA and that the Parish Council recommendations were noted.

SDNP/20/05157/PRE - 1 Warren Close, East Dean, BN20 0EN

To remove existing single brick-build garage and two existing timber storage sheds. Create driveway and erect double width garage with pitched roof.

P.209 SDNPA Planning Autumn/Winter 2020 Newsletter

The Acting Chair informed members that the SDNPA had responded to the Government White Paper on Planning for the Future and had drawn attention to the need to preserve the environment of the National Parks. It was agreed that there would be an impact on Local Plans and Neighbourhood Plans. The Parish Council had also responded to the consultation document on the Government White Paper on Planning for the Future and expressed concern over decisions removed from a local level.

Members noted from the SDNPA newsletter that in the second half of last year the SDNPA Enforcement Office received 211 complaints from which only 2 enforcement notices were served.

P.210 CORRESPONDENCE

Withdrawal of SDNP/20/01267/HOUS – 20 Sussex Gardens, East Dean, BN20 0JF

Retrospective -Temporary retention of 2m high fence along the boundary with Downsview Lane to be reduced to 1m high after 12 months from the grant of planning permission.

A concerned neighbour brought to the attention of the Parish Council the withdrawal of this retrospective planning application. The Acting Chair informed members that a 2-metre-high fence was erected on the 20th August 2019 without planning permission, which was reported to the SDNPA Enforcement Officer. A retrospective application was made which asked for permission for the fence to be retained for 1 year and for hedging planted at the back. The proposal was for the fence to be reduced to the permitted development height of 1 metre.

On the 13th January 2021 the retrospective application was withdrawn, and the 2-metre-high fence that never received approval remains in place. There were Cypress Leylandii planted along the fence.

The planning committee agreed that a letter should be sent to the SDNPA Director of Planning to ask whether the SDNPA had suggested withdrawal of the retrospective application and to ask whether enforcement for the removal of the metal fence would now be invoked by the SDNPA.

ACTION: MK and DP.

P.211 URGENT ITEMS - None

P.212 DATE OF NEXT ‘REMOTE’ MEETING: - Tuesday 16th February 2021 starting at 6.30 pm.

There being no further business, the meeting closed at 7.29 pm.

Signed..... (Acting Chair)

Date.....