

**Minutes of a Remote Planning Meeting on Tuesday the 16<sup>th</sup> February 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 and Cllr S Thorogood.

**In attendance:** Mrs 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.213 Apologies for absence** – Cllr T Bryant, Cllr D Wild and Cllr V Rowlands (SDNPA representative).

**P.214 Declarations of Interest** – Councillor Hill declared an interest in Linden Mead, Little Lane, East Dean as the applicant and took no part in the discussion and voting on the resolution on the planning application SDNP/21/00192/HOUS.

**P.215 Minutes of the previous meeting:** The Minutes of the meeting held on the 19<sup>th</sup> January 2021 were confirmed as a correct record for signature by the Acting Chair.

**P.216 NEW APPLICATIONS**

**SDNP/21/00229/HOUS – Cedars, 29 Warren Lane, Friston, BN20 0EP**

*Timber enclosure around hot tub for use as a summer house.*

Councillors viewed the block plan and the proposed plans with elevations which showed the relationship between the summerhouse to the overall plot size. The Acting Chair advised members that there was a previous application to construct a loggia and an external outbuilding which was seen on the plan. Members agreed that in comparison to the existing outbuilding the summerhouse was a large construction with a veranda, hot tub, changing room and WC. It was an enclosed building with a flat roof. The Acting Chair advised members that the summerhouse was some distance from the property and screened by trees from neighbouring properties, however, members considered the plans were confusing and it was difficult to know the scale of the proposed building.

**RESOLVED** – To recommend that the application be **REJECTED** on the grounds that it is excessively large in relation to the overall property and the design was not in keeping within the context of the village.

**SDNP/21/00279/HOUS – 6 Downs View Close, East Dean, BN20 0DT**

*Single storey side and rear extension with a new dormer and roof lights at the rear.*

The Acting Chair informed the planning committee that this was a single-story extension that linked to the house. Members viewed the proposed elevations and noted that the south elevation actually showed two semi-detached properties. The proposed extension and attic conversion only related to the right-hand property, which was a small 3-bedroom house. As a result, the proposed extension could be thought of as disproportionately large. The Acting Chair advised members that this proposal had the potential to turn a 3-bed 'small' house into a 'large' 5 bed property. By measuring the areas shown on the plans it would appear that, with the combined extension and attic conversion, the property increased in size by approximately 66%. Members agreed that this was a very substantial increase and represented the overdevelopment of a small property.

RESOLVED – To recommend that the application be REFUSED

**SDNP/21/00494/TPO – Maple Cottage, 9 Sussex Gardens, East Dean, BN20 0JF**

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

Councillor Thorogood advised members that the reason for this new application was that the previous planning application showed the trees in a conservation area and the previous application had not mentioned that the trees were subject to a Tree Preservation Order. The planning committee had already reviewed the proposed reduction on the trees and had no objection. The South Downs National Park Tree Officer had previously visited the site and had no objection.

Members agreed that the previous planning committee comments should stand.

RESOLVED –. No objection

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

**SDNP/21/00192/HOUS – Linden Mead, Little Lane, East Dean, BN20 0BX**

*Single storey extension.*

The Acting Chair informed members of the location of the property and noted that the applicant had submitted a plan that showed the proposed development was outside the conservation area. Members viewed the proposed south elevations and the floor plans that showed a modest extension of the kitchen with a bay and agreed that it matched the rest of the house, did not protrude beyond the first-floor balcony and was acceptable in comparison to the size of the house.

RESOLVED – No objection.

*Councillor Hill returned to the meeting.*

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**P.217 DECISION NOTICES**

The committee noted that the following application was withdrawn from the SDNPA and the Parish Council had 'objected' to the application.

**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.*

The Acting Chair informed members that he had written to the South Downs National Park after the withdrawal of this application. He received a reply from the SDNPA Development Manager which advised that the applicant had submitted a revised planning application that adopted more traditional materials and design in an attempt to secure planning permission for a fence at the property. However, this revised application had not been accepted and hence had not been published. No reason was given as to why the revised application was not accepted, but the development manager expected a re-submission. Members agreed that this should be monitored and the SDNPA should be asked for an update on any new application. **ACTION: DP**

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

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

*Proposed infill extension, garage conversion and alterations.*

**P.218 Survey on the Process and Development of the Eastbourne Downland Whole Estate Plan**

The Acting Chair advised members that consultants for the SDNPA were canvassing for individuals and organisations to give their input on the Eastbourne Downland WEP. He advised that this was visited last year when the Parish Council had concerns over parking charges on the Beachy Head Road which affected residents of this Parish. Members agreed that decisions within the arbitrary Eastbourne Borough boundary around the Beachy Head Road impacted on residents of this Parish and members wished to be consulted. The Acting Chair advised members that he would complete the on-line survey on the Process and Development of the Eastbourne WEP which expires on the 21<sup>st</sup> March 2021. **ACTION: MK**

**P.219 South Downs National Park Guidance on Parking for Residential and Non-Residential Development Supplementary Planning Document and a Consultation Statement.**

The Planning Committee noted the SDNP Guidance on Parking for Residential and Non-Residential Development SPD document. The Acting Chair mentioned that based on a survey only one third of garages were used for vehicles. Two thirds of garages were either converted to dwellings or used for storage. He advised that with new developments priority would be given to open off road storage with minimum cover such as car ports and not permanent buildings such as garages. The Acting Chair also advised members that with 'new' public parking of ten or more spaces there should be at least one electric charging point. Members agreed that it would be good to retrofit this to existing public parking as well as new public parking and that this topic should be raised with East Sussex County Council at the 'Strengthen Local Relationships' meeting on the 2<sup>nd</sup> March 2021. **ACTION: PS**

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**P.220 South Downs National Park Camping and Glamping Technical Advice Note**

The Planning Committee noted the SDNPA Camping and Glamping TAN. The Acting Chair advised members that anyone who wished to set up a commercial campsite can do so for a maximum of twenty-eight days in any one year without planning permission, which facilitated a trial period to decide whether the site was commercially viable.

**P.221 CORRESPONDENCE** - None

**P.222 URGENT ITEMS** - None

**P.223 DATE OF NEXT 'REMOTE' MEETING:** - Tuesday 16<sup>th</sup> March 2021 starting at 6.30 pm.

*There being no further business, the meeting closed at 7.16 pm.*

Signed..... (Acting Chair)

Date.....