

Minutes of a Remote Planning Committee Meeting on Tuesday the 16th March 2021 at 6.30 pm.

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

In attendance: Mrs D Picknell (Admin Officer).

There were two members of the public present.

The Chairman of the Parish Council offered to act as Acting Chair of this planning committee meeting which was agreed by members.

Public Session – With no submissions the Acting Chair closed the public session and opened the meeting.

P.224 Apologies for absence – None.

P.225 Declarations of Interest – Councillor Keller declared that he was a near neighbour to 22 Summerdown Lane, East Dean but had no other interest in the property. With the agreement of the planning committee, he would participate in the planning application SDNP/21/01050/HOUS.

P.226 Minutes of the previous meeting: The Minutes of the meeting held on the 16th February 2021 were circulated and confirmed as a correct record for signature by the Acting Chair.

P.227 NEW APPLICATIONS

SDNP/21/00364/HOUS – 1 Michel Close, East Dean, BN20 0JS

Amendments to existing garage, conservatory and roof light, bay window with patio and pergola.

Councillors viewed the existing, proposed and location block. The Acting Chair informed members that part of the garage would be converted to a utility room, with the existing conservatory at the rear of the garage demolished and replaced by a brick-built extension to the property with a rooflight. The extension would occupy the same footprint as the conservatory it replaced. Members agreed that there was more light emanating from the existing conservatory than from the proposed extension rooflight so dark skies would not be a consideration here.

RESOLVED – No objection.

SDNP/21/01050/HOUS – 22 Summerdown Lane, East Dean, BN20 0LF

Loft conversion with five roof windows and associated alterations and replacement external staircase.

The Acting Chair informed the planning committee that this was a three-bed bungalow with an extended roof space accessed by a loft ladder. Members viewed the proposed floor plans that showed the downstairs third bedroom converted to a lobby/study with a new staircase to access a first-floor landing with master bedroom, dressing room and en-suite bathroom. There was therefore no net increase in the number of bedrooms. The Acting Chair advised members that there were no proposed dormers or extensions, but the plans of the rear elevations showed four Velux windows, two of them with obscured

glass for the en-suite bathroom. Plans of the proposed side elevations showed that the property was on a slope and that a new external staircase was proposed to replace an existing one.

RESOLVED – No objection.

SDNP/21/01020/HOUS – 19A Hillside, Friston, BN20 0HE

Rear and side, ground and first floor extension proposals, to include the installation of an indoor swimming pool and other minor works.

The Planning Committee viewed the proposed plans and agreed that this was a very substantial expansion of the property. The Acting Chair informed members that he had received two telephone calls that day, 16th February 2021, from the architect. The first telephone call was to check whether this new planning application was on the agenda and the second telephone call advised the Acting Chair that he, the architect, had a site meeting in the afternoon with neighbours to the property who had raised concerns about the proposed first-floor extension which would overlook the neighbouring property. This resulted in the owner of the property giving him instruction to submit modified plans to the South Downs National Park Authority.

The planning committee had concerns about the existing plans submitted to the South Downs National Park Authority but considered that it was premature to comment on these plans when modified plans were being submitted. Members agreed that their position should be reserved and that the South Downs National Park Authority should **not** grant approval until revised plans were submitted and the Parish Council given an opportunity to comment. It was agreed that the SDNPA Case Officer should be made aware of this information and be asked to notify the Parish Council when revised plans were submitted.

ACTION: DP

RESOLVED –The Parish Council planning committee was **not** recommending either ‘no objection’ or ‘refusal’ but had reserved its position to comment pending submission of modified plans.

SDNP/21/00926/HOUS – 3 Windmill Lane, Friston, BN20 0EE

Proposed single storey rear extension and first floor side extension

The Acting Chair advised members that the proposed rear extension replaced a conservatory, while the first-floor side extension required a modified and increased roofline that had not increased the footprint of the property. Members viewed the proposed plans that showed an extended sloped roof that kept the same profile and an existing storage area replaced by two en-suite bathrooms.

RESOLVED – No objection.

SDNP/21/01049/HOUS – 1 Warren Close, Friston, BN20 0EN

Double garage with storage to roof void. Extend driveway. (Demolish existing garage and outbuildings).

The Planning committee recalled that a pre-application_SDNP/20/05157/PRE was considered at the planning meeting on the 15th December 2020. Members had viewed the site and block plans that showed the entrance was from Warren Close and outlined the demolished garage. Members viewed the proposed plans that showed a double garage at the rear boundary with a proposed storage area above accessed by an external staircase. The demolished garage and sheds were replaced with a retaining wall and landscaped garden. Members agreed that although the garage was close to the boundary it was a reasonable distance from the adjacent property and the open storage area was not an additional living space. However, because of the large size of the proposed garage, members were concerned to ensure it was not converted in future for alternative use under permitted development.

RESOLVED – No objection, but the planning committee requested that future permitted development rights should be withdrawn so that any future changes to the structure could not be made without planning approval.

P.228 DECISION NOTICES

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

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

Proposed porch extension to the front of the property.

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.

Members noted that the South Downs National Authority considered that the previously imposed Condition 4 under reference SDNP/16/00389/HOUS C should be carried forward to this application, as recommended by the Parish Council. The condition required obscured glazing to at least (Pilkington level 4 standard) and ensured that no part of each window which is less than 1.7m above the internal floor level was openable at any time for all proposed glazing. In this case it is considered that the roof lights and dormer window situated on the southwest elevation by virtue of their design and proximity to the boundary of the site have the potential to give rise to unacceptably adverse overlooking of the neighbouring property.

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

Members noted that their recommendation to the SDNPA that construction and delivery vehicles should park on site had not been adhered to. The SDNPA considered the scale of the proposed development, the site location (away from the main highway) and the nature of this residential road would not result in unacceptable harm upon highway or public safety. The committee disagreed with the case officer's assessment of the potential safety risks and regretted that this recommendation had not been accepted.

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

Loft conversion

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

First floor extension

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

T1 & T2 - Acers - Reduce crown by 30%

P.229 South Downs National Park Authority update on the Seven Sisters Country Park prior to the taking ownership

Members noted that the SDNPA is holding a meeting on the 26th March 2021 to give an update on the Seven Sisters Country Park prior to taking ownership. As an interested neighbouring Parish, the Chairman and Vice Chairman of the Parish Council plan to attend that meeting.

P.230 Survey on the Process and Development of the Eastbourne Downland Whole Estate Plan

The Acting Chair advised members that the survey was completed and he had recommended that neighbouring parishes needed to be consulted as the boundary between Eastbourne Downland, this Parish and Willingdon Parish were arbitrary and that having no involvement with adjacent parishes was not desired.

P.231 CORRESPONDENCE

Sussex Heritage Coast Survey and Action Plan: The SDNPA Countryside and Policy Manager (Eastern Downs) requested any feedback by the 19th March 2021. Members agreed that the four priorities mentioned were all admirable. Members were concerned about priority three being ‘Sustainable coastal visiting’ and described as ‘Creating a thriving, sustainable visitor economy’ as this could lead to over visitation with a massive influx of tourists during the peak season that was not sustainable with limited parking. The planning committee agreed that the survey was generalised and at this time the parish council had not wished to give feedback and had limited resources to offer services to external organisations

South Downs National Park East Sussex Parishes Newsletter: The Parish Council planning committee wished to thank Councillor Rowlands for her informative and succinctly presented e-mail dated 15 March 2021 which included the newsletter and summarised additional information on SDNPA workshops, events, latest news on the Seven Sisters Country Park, potential funds for local projects, planning news and enforcement issues. The Acting Chair advised members that e-mails to the SDNPA enforcement team had increased by nearly 25% during lockdown. Parish Councillors were very interested in attending a virtual meeting that focused on enforcement and planning matters.

ACTION: DP

P.232 URGENT ITEMS

20 The Brow, East Dean: The planning committee was informed that works continued at the property and were concerned that this may be related to a previous retrospective planning application SDNP/20/01228/HOUS for the demolition of an existing single garage and construction of a new double garage with relocated driveway that was refused by the SDNPA on the 7th October 2020. Members agreed that the SDNPA should be contacted for clarification of the continued works. **ACTION: DP**

P.233 DATE OF NEXT ‘REMOTE’ MEETING: - Tuesday 20th April 2021 starting at 6.30 pm.

There being no further business, the meeting closed at 7.22 pm.

Signed..... (Acting Chair)

Date.....