



East Dean & Friston P a r i s h C o u n c i l

Minutes of a Remote Planning Committee Meeting on Tuesday the 20th April 2021 at 6.30 pm.

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

In attendance: Mrs D Picknell (Admin Officer).

There were three members of the public present.

Members of Planning Committee introduced themselves to members of the public and the Chairman of the Parish Council offered to act as Acting Chair of this planning committee meeting which was agreed by members.

Public Session

13 and 14 Downlands Way East Dean BN20 0HR – Comments received from the applicant and three residents were read out by the Acting Chair on their behalf and considered by the Planning Committee.

The Acting Chair closed the public session and opened the meeting.

P.234 Apologies for absence – None.

P.235 Declarations of Interest – Councillor Keller made an indirect declaration, in that his wife had commented on planning application SDNP/21/01452/LDP and licence application WK/202015100, to neither of which he had any input. Fellow Councillors unanimously agreed that Councillor Keller had their full confidence to continue as Acting Chair for these items and be free to make comments.

P.236 Minutes of the previous meeting: The Minutes of the meeting held on the 16th March 2021 were circulated and confirmed as a correct record for signature by the Acting Chair.

P.237 NEW APPLICATIONS

It was agreed that planning applications SDNP/21/0159/FUL and SDNP/21/0452/LDP and licence application WK/202015100 should be dealt with together as they all refer to the same premises. However, members felt that much confusion could have been avoided if these planning applications (SDNP/21/0159/FUL and SDNP/21/0452/LDP) had referred to both 13 and 14 Downlands Way, since the existing units are currently joined together and should be considered as one. The same applied to the application to Wealden District Council for an alcohol licence.

SDNP/21/01591/FUL – 13 Downlands Way, East Dean, BN20 0HR

Change of use from doctors' surgery (Class D1) to residential (Class C3) with part retention of commercial business and service (Class E) on the ground floor.

The Acting Chair advised Councillors that the South Downs National Park Authority Planning Officer confirmed that she was unaware of any intention by the applicant to withdraw the application and that the SDNPA would proceed to determine the application unless otherwise notified. The closing date for comments to the SDNPA from this Parish Council Planning Committee was noted as 26 April 2021.

Standing orders were suspended to allow Miss A. Mulford (Potential café owner) to comment.

Miss Mulford advised the planning committee that the applicant (the landlord) had informed her that he intended to rescind his application but had not notified the SDNPA and she believed the property would not be residential.

Standing orders were reimposed.

The Acting Chair advised members that this application should be considered as it stands.

Standing orders were suspended to allow Miss A. Mulford to further comment.

Miss Mulford informed members that she had an e-mail from the landlord that confirmed this application would be rescinded and the upstairs would be used as a café and not residential. She advised members that the premises had a kitchen which would be used as a cooking workshop and for adults with learning difficulties. She believed this application was for office spaces downstairs.

Standing orders were reimposed.

The Acting Chair informed members that the plans received were for a residential conversion and no plans were given for a café layout. Based on Miss Mulford's comments there was no question of splitting the premises into café and residential. There was either a conversion from a doctors' surgery to a café (which consisted of two commercial units joined together) or the landlord's original application which would split the commercial units into one commercial (No. 14) and one residential (No. 13, downstairs and upstairs).

Members viewed the proposed plans on the application and as it stood and agreed that it was an inappropriate development with rooms too small for a two bedroomed apartment and opposed this application for the conversion of the premises from commercial to residential.

RESOLVED – Opposed to the application for the conversion of the premises from commercial to residential.

SDNP/21/01452/LDP – 14 Downlands Way, East Dean, BN20 0HR

Use as café/grocers store

The Acting Chair advised members that the law had changed in October 2020, such that there was now no distinction between different categories of commercial units (e.g. office, retail, hospitality) and hence full planning permission was no longer required for a change of commercial use. Because of this, the SDNPA Case Officer was considering this application as a Lawful Development Certificate and, as such, consideration could not be given to the merits on planning grounds.

Members wished to support the fact that the property remained as commercial premises.

RESOLVED – Approved that the property remained commercial premises.

WK/202015100 – Sheppard's Cafe, 14 Downlands Way, East Dean, BN20 0HR

Application for a Premises Licence in accordance with the Licensing Act 2003 for the sale or supply of alcohol from 9 am to 6 pm Sunday to Wednesday and from 9 am to 10.30 pm Thursday to Saturday and for the proposed opening times being one hour earlier at 8.00 am.

The Acting Chair advised members that public opinion was divided. The Planning Committee were concerned about noise, parking, and disturbance of residents in the evening but agreed that the village should move forward and encourage new business such as a café.

Standing orders were suspended to allow Miss A Mulford (the applicant) to comment.

The applicant informed members that 'take out' alcohol would be available from the farm shop that was open during the day. Alcohol would also be served on the premises with a meal and the last orders would be at 9.30 pm on Friday and Saturday. Councillor Thorogood asked how many people were involved. Miss Mulford advised the committee that there would be a maximum of 24 persons (6 tables with 4 customers).

Standing orders were reinstated.

The Acting Chair called for a vote on whether the alcohol licence application should be opposed. One Councillor objected, three councillors approved and one councillor abstained.

RESOLVED – No objection but suggested that the alcohol licence was restricted to 9.30 pm.

SDNP/21/01244/HOUS– 1 Elven Lane, East Dean, BN20 0LG

Single storey extension (Demolition of external wall to former conservatory). New window to the rear elevation at first floor level.

The Acting Chair advised members that there was no change to the overall footprint as the base was added to a former conservatory. The Committee viewed the proposed front and side elevations and the ground floor plans. With no windows at ground level the adjacent property was not overlooked. The existing roof line was continued over the conservatory. Members agreed that this was a minor and acceptable extension.

RESOLVED – No objection.

SDNP/21/00794/HOUS – 9 Windmill Lane, Friston, BN20 0EE

Rear single and part two storey extension (minor amendments to approved scheme ref SDNP/20/00397/HOUS).

Members viewed the existing and proposed plans and agreed that, as the minor alterations related to an existing approved scheme, there was no objection.

RESOLVED – No objection.

SDNP/21/01141/HOUS – Sussex Cottage, 14 Michel Dene Road, East Dean, BN20 0JN

Single storey detached timber building to house gym equipment.

An image of the timber building was viewed by members and the Acting Chair informed the committee that neighbours were concerned that the proposed building may not be sound proofed. Members

viewed the site block plans that showed the proposed 9-foot-high building at the bottom of the garden which sloped down and overlooked neighbouring properties in Sussex Gardens.

Mr. M. Scott (the applicant) wished to speak which was agreed by the Acting Chair and standing orders were suspended which allowed the applicant to answer questions.

The applicant informed the planning committee that his garden sloped downwards and the proposed building was placed at the bottom of the garden on flat land 2 meters in from the fence. If built nearer his property it would be even higher for overlooking properties in Sussex Gardens.

The applicant informed members that in response to complaints additional information was supplied to the SDNPA. Members viewed this information which showed the building was double glazed and the flooring included acoustic underlay that sound proofed up to 20db. The applicant stated there were two external flush mounted ambient lights that had timers. The Acting Chair thanked the applicant for the additional information.

Standing orders were reimposed.

Members agreed that the proposed building reached proper standards.

RESOLVED – No Objection

SDNP/21/01610/HOUS – 28 Peakdean Lane, East Dean, BN20 0JD

Replacement porch, rear dormer and associated alterations.

The planning committee viewed plans of the proposed elevations that showed a long porch at the front and a dormer window at the rear of the property.

Members agreed that these were acceptable minor alterations.

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 Acting Chair reminded members that this application was deferred from the March 2021 planning meeting as the architect had advised him prior to that meeting that revised plans would be submitted to the SDNPA. The SDNPA Planning Officer recently confirmed that new plans had not been received.

The Planning Committee viewed the proposed block and ground floor plans and agreed that this was a very substantial expansion of the property with a large outbuilding that was an overdevelopment. The Acting Chair advised members that neighbours were concerned over lost daylight and more shadows caused to their property by the proposed expansion. Neighbouring residents had objected both on the grounds of shading and loss of light, and that Hillside would be blocked by traffic necessitated by the construction of such a large development.

RESOLVED – Recommend rejection on the grounds of overdevelopment.

P.238 DECISION NOTICES

The committee noted that the following two applications were approved by the SDNPA which the Parish Council had recommended rejection

SDNP/20/02315/HOUS - 1 The Brow, Friston, BN20 0ER

Side Extension and loft conversion including rear dormer with roof lights to front.

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

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

The committee noted that the following application was approved by the SDNPA which the Parish Council had recommended refusal

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.

P.239 CORRESPONDENCE

Seven Sisters Country Park: The SDNPA Countryside and Policy Manager (Eastern Downs) had requested feedback on the Seven Sisters Country Park after the SDNPA meeting on the 26 March 2021. This Parish Council requested that the installation of a pedestrian crossing between the north and south car parks (on the A259) was made a condition of any planning consent.

South Downs National Park - East Sussex Parishes: Councillor Keller and Councillor Seeley agreed to attend a SDNPA virtual meeting on planning enforcement at 4:00 pm on the 18th May 2021. Councillor Keller requested that the start time of the Planning Committee meeting, scheduled for the same day, be put back to 7:00pm to accommodate their attendance, which was agreed by members. Members further agreed that enforcement issues should, in future, be placed as a regular item on the agenda for the Planning Committee. **ACTION: DP**

P.240 URGENT ITEMS - None

P.241 DATE OF NEXT ‘REMOTE’ MEETING: - Tuesday 18th May 2021 starting at 7.00 pm.

There being no further business, the meeting closed at 8.06 pm.

Signed..... (Acting Chair)

Date.....