

Minutes of a Remote Informal Meeting of Parish Councillors on Tuesday the 18th May 2021 at 7.00 pm to discuss planning applications and make recommendations, as authorised as a resolution of the Parish Council at their meeting on the 6th May 2021.

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

In attendance: Mrs. K Larkin (Clerk) (Items P.242-P.244) and Mrs D Picknell (Admin Officer).

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

There were no members of the public present.

Public Session - With no submission the Acting Chair closed the public session and opened the meeting.

P.242 Apologies for absence – Councillor-elect G Fowler and Councillor-elect C Lees.

P.243 Minutes of the previous meeting: The Minutes of the meeting held on the 20th April 2021 were circulated and confirmed as a correct record for signature by the Acting Chair.

P.244 Declaration of Acceptance of Office – Councillor-elect H Milligan signed her declaration of an ‘Acceptance of Office’ in sight of fellow Councillors and the Clerk and she was then welcomed by those present as a full Parish Councillor.

The Acting Chair reiterated that this was not a formal meeting of the planning committee, it was an informal meeting of Parish Councillors, authorised by resolution (C.392e) of the Councillors at the full Parish Council meeting on the 6th May 2021, to make submissions to the South Downs National Park Authority on planning matters.

P.245 Declarations of Interest – None.

P.246 NEW APPLICATIONS

SDNP/21/01970/HOUS – 20 Sussex Gardens, East Dean, BN20 0JF

Close board timber fence (1.8m) high on matching timber supports, set back by 1.2m from the boundary with Downsview Lane and behind retained replacement hedge.

The Acting Chair advised Councillors that a metal fence which bordered Downsview Lane was erected without planning consent and ruled as inadmissible by the SDNPA and subjected to enforcement procedures. This application was for the replacement of that fence and members viewed the ‘new hedge plans’ submitted to the SDNPA that showed the existing 2-metre-high metal fence would be replaced with a new 1.8-metre-high close boarded timber fence set back 1.2 metres from the kerb line and in front of the existing Cupressusocyparis Leylandii Green hedge. Councillors agreed that the proposed timber fence was more acceptable than the existing unauthorised metal one, but were still concerned at the impact of Leylandii hedge on the environment. They, nevertheless, reluctantly accepted that the planting of this was not a planning matter and so was not grounds for refusal.

RESOLVED – No objection.

SDNP/21/01403/HOUS – 25 Warren Lane, Friston, BN20 0EP

Construction of open swimming pool and installation of rooflight to house.

The Acting Chair informed members that this application should have been a retrospective application as the ground had already been excavated for the swimming pool and the velux window was already installed, both without planning permission. Councillors were informed that neighbours had objected because the swimming pool was very close to their boundary and there was an intrusion of visual impact and noise. The location and block plans were viewed and members agreed that construction of the swimming pool was not over development but the location of the swimming pool was very near the neighbour's boundary. Councillors noticed that the job name on the location and block plans submitted to the SDNPA was incorrectly shown as 23 Warren Lane and not 25 Warren Lane.

Councillors wished to know why this was not a retrospective planning application as the shell for the swimming pool had already been dug out and the Velux window was already installed.

RECOMMENDATION – Rejected on the grounds of the proximity of the swimming pool to the neighbour's boundary and that this should have been a retrospective planning application.

Members of the Parish Council agreed that enquires should be made to the SDNPA with regard to ongoing enforcement issues on 25 Warren Lane. **ACTION: MK and DP**

SDNP/21/02137/FUL – Land adjacent to The Old Parsonage, Eastbourne Road, East Dean, BN20 0DN

Erection of 2 x no.3-bedroom dwelling houses with associated parking.

The Acting Chair recapped the history of development on the site where an original proposal to build nine properties was reduced to four small properties on two adjacent sites. The Parish Council agreed at the time for the development of small Sussex style properties on the sites. Plans were subsequently changed and led to the proposal for two large properties and two small properties with the plots of land being sold to separate individuals for self-build. The Acting Chair informed members that the development at the 'rear of the Old Parsonage' was for two four-bed buildings with an entrance from Gilberts Drive and that this had been approved and building work was under way.

The subject of this application was for the final two buildings, being two small 3-bed chalet bungalows with their entrance from the A259. Members viewed the block plans, floor and elevations plans and the site landscape plan that showed the car parking which included spaces reserved for occupiers of the Old Parsonage.

Parish Councillors agreed that as the proposed properties were on small plots they should not be extended and that the permitted development rights should be removed so that they remained as 3-bedroom chalet bungalows unless approved as a result of a full planning application.

RESOLVED – No objection, but recommend that permitted development rights are removed to prevent future enlargement of the properties without planning approval.

SDNP/21/02086/HOUS – 14 Warren Lane, Friston, BN20 0EL

Two storey side extension, extension to existing single storey element, Internal alterations, replacement of existing garage with new oak frame garage.

Parish Councillors viewed the existing and proposed plans and the block plans and agreed that as this was not a small dwelling and, as it was on a large site, there was no overdevelopment.

RESOLVED – No objection.

SDNP/21/02240/HOUS – 22 Peakdean Lane, East Dean, BN20 0JD

Garage conversion and extension to the front.

The Acting Chair informed members that a previous planning application SDNP/20/04705/HOUS was considered by the Parish Council Planning Committee at their meeting on the 17th November 2020 and they had no objection but mentioned to the SDNPA that the proposed development was adjacent to an electrical substation and its approach.

The Acting Chair advised members that the only change that he could see from the previous planning application was a narrow corridor of 150 mm from the boundary. Members viewed the proposed plans and agreed not to object.

RESOLVED – No objection.

P.247 DECISION NOTICES

The committee noted that the following seven applications were approved by the SDNPA which the Parish Council had recommended no objection

SDNP/20/05307/FUL - The Old Bakehouse Went Way, East Dean, BN20 0DB

Internal and external alterations LISTED BUILDING GRADE: 2.

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

Internal and external alterations LISTED BUILDING GRADE: 2.

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

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

Proposed single storey rear extension and first floor side extension.

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.

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

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

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

Single storey detached timber building to house gym equipment.

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

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

Use as café/grocers store.

P.248 ENFORCEMENT ISSUES

Virtual Meeting with the SDNPA Enforcement Team and East Sussex Parishes: The Acting Chair advised members that during the afternoon of the 18th May 2021 he and Councillor Seeley had attended a meeting organised by the SDNPA Deputy Chair at which there were 19 participants from different parish/town councils along with the SDNPA Director of Planning and SDNPA Chief of Enforcement, who covered in detail guidance on SDNPA Enforcement Procedure. The Acting Chair advised members that it was not possible to discuss specific enforcement matters at that meeting. He had raised for clarification the subject of statute of limitations, where development becomes immune from enforcement if no action was taken within 4 years of substantial completion for breach of planning control consisting of operational development and was deemed to be acceptable. The SDNPA Enforcement Officer was asked whether a case under enforcement lost its ‘live’ status if there was a four-year delay in enforcement action. The SDNPA Enforcement Officer advised attendees that if something was subject to enforcement it remained ‘live’.

Councillor Seeley advised members that guidance from the SDNPA Enforcement team was that enforcement was about compromise and achieving common ground. He asked the SDNPA Enforcement Team to consider training for Parish/Town Councils on enforcement matters.

Members agreed that outstanding enforcement matters should be brought to the attention of the SDNPA Deputy Chair and an update requested **ACTION: MK and DP**

Village Design Statement: Members agreed that the East Dean and Friston Parish Council Village Design Statement needed to be updated and made compliant with the SDNPA local plan and it was hoped that this would have been achieved as part of the Neighbourhood Plan.

P.249 SDNPA Spring Planning Newsletter – Councillors noted the contents of the newsletter.

P.250 CORRESPONDENCE - None

P.251 URGENT ITEMS - None

P.252 DATE OF NEXT ‘REMOTE’ INFORMAL PLANNING MEETING: - Tuesday 15th June 2021 starting at 6.30 pm.

There being no further business, the meeting closed at 8.03 pm.

Signed..... (Acting Chair)

Date.....