



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

Minutes of a Remote Informal Meeting of Parish Councillors on Tuesday the 15th June 2021 at 6.30 pm to discuss planning applications and make recommendations, as authorised by 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 G Fowler, Cllr P Hill, Cllr C Lees, Cllr H Milligan, Cllr P Seeley and Cllr S Thorogood.

In attendance: Mrs D Picknell (Admin Officer).

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

The Acting Chair welcomed the newly elected Parish Councillors to the planning advisory meeting and informed them that all councillors were involved in the consideration of planning applications to ensure that a quorum of three councillors was always met and that the broad local knowledge of all councillors enabled the Parish Council as statutory consultees to submit comments on planning applications to the South Downs National Park Authority within a given time frame.

Public Session – There were no members of the public present and with no submission the Acting Chair closed the public session and opened the meeting.

P.253 Apologies for absence – Cllr T Bryant.

P.254 Declarations of Interest – Councillor Lees asked for clarification of what constituted a declaration of interest. The Acting Chair advised members that if there was a ‘substantial’ interest in a person or property that should be declared. If members were uncertain, it was best to make a declaration and the remaining Councillors would decide whether the member concerned needed to abstain from comment and voting. *There were no declarations of interest.*

P.255 Minutes of the previous meeting: The Minutes of the meeting held on the 18th May 2021 were circulated and confirmed as a correct record for signature by the Acting Chair.

P.256 NEW APPLICATIONS

SDNP/21/02777/HOUS– 9 Summerdown Lane, East Dean, BN20 0LF

Removal of existing conservatory and erection of single-storey extension to the rear and loft conversion with roof windows and associated alterations.

Members had reviewed the design access statement provided by the architect and noted that there had been previous extensions to the property but, as these were prior to December 2002 they were not included in the calculation of the overall increased floor area. The Acting Chair advised members that the front of the property had not been altered and there had been add-ons to the back of the property. He informed members that it was proposed to replace the rear conservatory with an extension that would convert the kitchen/conservatory into an integrated kitchen/diner with bi-fold doors, leading to the rear of the property, the existing footprint being slightly increased. The proposed plans showed the downstairs shower removed to facilitate the kitchen/diner with open access to the rear. Upstairs the previously small loft conversion would be enlarged to include a shower room. The exterior of the property would largely remain the same and neighbouring properties would not be overlooked.

The Acting Chair informed members that the design access statement stated that the impact of three new Velux windows on Dark Skies Policy would be completely offset by the removal of the conservatory with its glazed roof. He advised members that the flat roof was replaced by a faux ridged roof that gave the appearance of a pitched roof.

Councillors agreed that the proposed development was an acceptable modernisation to the property.

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 outdoor swimming pool and other minor works.

The Acting Chair advised members that this application had been previously submitted but that on the 16th March 2021, (the day of a previous planning committee meeting), he was contacted by the architect who advised him that modified plans were being submitted to the SDNPA. Members agreed at that meeting not to recommend or refuse the application but to reserve its position to comment pending submission of modified plans. The application was then placed on the agenda for the next planning meeting on the 20th April 2021. By the time of this meeting modified documents had not been submitted to the SDNPA so the original documents were viewed, which showed a very substantial 90% expansion of the property with a large outbuilding that included an internal swimming pool. The planning committee recommended rejection on the ground of overdevelopment.

Subsequently, on the 25th May 2021, modified documents were received by the SDNPA and so members were now able to compare the previously proposed block plans with the latest version. It was noticed that the proposed extension was now greatly reduced to a more acceptable size, that was not close to the neighbour's boundary, and also there was now an outdoor swimming pool in place of the indoor one.

The Acting Chair advised members that it appeared the applicant and their architect had listened to concerned neighbours and made appropriate modifications. However, members agreed that permitted development rights should be removed as a condition of planning approval, to ensure that any further development of the property would be subject to fresh planning applications.

The Committee noted that neighbours were not opposed to the proposed development but were concerned about construction traffic. Access to the property was via a narrow driveway and Hillside itself was a narrow road with sharp bends. Members agreed that where possible construction vehicles should park on site and not block the narrow roads.

RESOLVED – No objection but recommend that permitted development rights are removed to prevent future enlargement of the property without planning approval and also construction vehicles kept to a minimum and where possible parked on site.

SDNP/21/02622/HOUS and SDNP/21/02623/LIS – Underhill House, Went Way, East Dean, BN20 0DB and

Alterations to existing rear dormer.

The Acting Chair advise members that the reason for these two applications on the same property was that being a Grade II listed building there was, firstly a basic planning application and then consideration as a listed building. The Acting Chair advised members that there had been a previous planning application that was approved. Councillor Hill advised members that the applicant had researched the original design of the property and had reinstated many of its original features. Members viewed a plan of the south elevations that showed the proposed raised height of the dormer and agreed that this was a minor alteration.

RESOLVED – No objection.

P.257 DECISION NOTICES

The committee noted that the following three applications were approved by the SDNPA which the Parish Council had recommended 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).

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

Replacement porch, rear dormer and associated alterations.

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 members that a metal fence that was out of character with the area had originally been erected and, as it faced a roadway and was more than 1 metre high, it required planning permission, which had not been sought. Consequently, enforcement action was taken by the South Downs National Park Authority which resulted in the above application for the replacement of the metal fence with a 1.8-metre-high close board timber fence on matching timber supports. The Acting Chair advised members that this replacement appeared to have now taken place.

P.258 ENFORCEMENT ISSUES

Members noted that on the 10th June 2021 a report of enforcement matters was sent to the SDNPA Deputy Chair for consideration. Councillor Milligan asked what information was received about a particular property considered to be an eyesore. The Acting Chair advised members that during the remote meeting on the 18th May 2021 between the SDNPA and the East Sussex Parishes the subject of visual eyesores was discussed, at which time a particular property came to mind and this was added to the report on enforcement matters submitted to the SDNPA Deputy Chair on the 10th June 2021.

Members agreed that the SDNPA Deputy Chair should be informed that no further action was required on 20 Sussex Gardens, East Dean, BN20 0JF. **ACTION: DP**

P.259 MINISTRY OF HOUSING COMMUNITIES AND LOCAL GOVERNMENT TECHNICAL GUIDE ON PERMITTED DEVELOPMENT RIGHTS (PUBLISHED SEPTEMBER 2019)

The Acting Chair advised members that the rules for permitted development within the National Park, or a conservation area, or for a listed building are more restrictive than those given in this document. Councillors had not received a copy of this document and it was agreed that this technical guide would be e-mailed to Councillors after the meeting. **ACTION: DP**

P.260 MINISTRY OF HOUSING COMMUNITIES AND LOCAL GOVERNMENT PLAIN ENGLISH GUIDE TO THE PLANNING SYSTEM (PUBLISHED 5 JANUARY 2015)

The Acting Chair advised members that the link <https://www.gov.uk/government/publications/plain-english-guide-to-the-planning-system/plain-english-guide-to-the-planning-system> to the Plain English Guide was useful for understanding planning jargon often used in reports from SDNPA Planning Officers.

Councillor Milligan asked for clarification on Covenants. The Acting Chair advised members that Covenants are legal restrictions that are associated with the sale and purchase of land and are included

in the deeds to the property. In some instances, there may be a covenant on the land or building which restricted its future use. Covenants cannot be disregarded or removed unless this was done by agreement, discharged by the Lands Tribunal or the land comes into single ownership. If a covenant is onerous the Land Tribunal could be approached and if they agreed it could be removed. However, the development company that built houses on the Downlands Estate and who enforced the covenants on those properties no longer exists, so it is likely that these covenants are unenforceable.

Councillor Hill advised members that a covenant had no bearing on planning matters and was associated with the sale and purchase of land/property. The existence of any planning permission does not remove the covenants legal issue, and in some cases planning permission may not be capable of being implemented without the removal of the covenant.

P.261 SUSSEX HERITAGE COAST SHARED STRATEGY TO 2013

Councillors had not received a copy of the Sussex Heritage Coast Shared Strategy to 2013 document. It was agreed that this document should be e-mailed to Councillors after the meeting. **ACTION: DP**

P.262 CORRESPONDENCE

Sheppard's Cafe, 14 Downlands Way, East Dean, BN20 0HR: Members noted that on the 14th June 2021 Wealden District Council Licensing Sub-committee granted a premises licence to the applicant for the sale and supply of alcohol (Sunday to Wednesday from 9.00 am to 6 pm and Thursday to Saturday from 9.00 am to 10.00 pm). The Licensing Authority had received mixed reactions, some in support and some against this application and this was the reason for the hearing. The main objection was about the late proposed licensing hour of 10:30 pm on Thursday to Saturday and, at the Parish Council planning meeting on the 20th April 2021, members had agreed that a recommendation should be given to WDC for a licensing hour limit of 9.30 pm. In the event, WDC decided on a compromise between the applicant and objectors and agreed that on Thursday, Friday and Saturday the premises were permitted to serve alcohol to 10.00 pm.

P.263 URGENT ITEMS - None

**P.264 DATE OF NEXT PLANNING MEETING: - Tuesday 20th July 2021 starting at 6.30 pm.
(Venue and status of meeting to be advised)**

There being no further business, the meeting closed at 7.35 pm.

Signed..... (Acting Chair)

Date.....