



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

Minutes of a hybrid meeting of the Planning Committee held in the East Dean and Friston Village (Small) Hall, Village Green Lane, East Dean, BN20 0DR on Tuesday the 20th July 2021 at 6.30 pm.

Present: Cllr T Bryant (Acting Chair for this meeting), Cllr G Fowler, Cllr P Hill, Cllr M Keller, Cllr C Lees, Cllr H Milligan, Cllr P Seeley, Cllr S Thorogood and Cllr D Wild.

In attendance: Mrs. K Larkin (Parish Clerk) and Mrs D Picknell (Admin Officer).

Councillor Bryant offered to be Acting Chair of this planning committee meeting which was agreed by members.

Public Session – There was one member of the public remotely present and with no submission the Acting Chair closed the public session and opened the meeting.

P.265 Apologies for absence – None.

P.266 Declarations of Interest – Councillor Lees declared an interest in 11 The Link as he is a close acquaintance to a neighbour of the applicant and abstained from comment and the decision on the planning application SDNP/21/03006/HOUS.

P.267 Minutes of the previous meeting: The Minutes of the meeting held on the 15th June 2021 were circulated and confirmed as a correct record for signature by the Acting Chair.

P.268 NEW APPLICATIONS

SDNP/21/03006/HOUS – 11 The Link, East Dean, BN20 0LB

The planning committee agreed that replacement of a flat roof with pitched dormers was an improvement. Councillors viewed the proposed plans of the rear elevations and the proposed plans for the roof and considered there was a vast area of glass to the north rear that overlooked the downs and with the Velux windows on the side impacted on the dark skies policy for the area. The planning committee were concerned that the proposed increase in floor space had taken the overall footprint above an acceptable 35% and this set a dangerous precedent for future developments.

RESOLVED – In principle members had no objection to the planning proposal but requested that the expanse of glass that impacted on the dark skies policy, and the increased footprint beyond an acceptable 35% be reviewed by the South Downs National Park Authority.

SDNP/21/03078/HOUS – 1 Royston Close, Friston, BN20 0EY

Installation of a 6x4m timber office shed in the garden area.

The Committee had viewed the plans and agreed that this was a comprehensive planning application.

RESOLVED – No objection.

SDNP/21/03478/HOUS – 38 Warren Lane, Friston, BN20 0EP

Side extension, rear extension, internal alterations and the demolition of attached garage and replacement with annex.

Councillors viewed the plans of the proposed ground floor and the Acting Chair invited comments from the committee. Members agreed that this was a huge extension with a gross area increase of over 40% before an additional increase of 20% for special care needs. Councillors viewed the proposed ground floor plans that showed access was from a front door and from the main house through the boiler room so this proposal was not a separate annex.

RESOLVED – Recommend ‘not to reject’ and requested that if planning permission were to be granted by the South Downs National Park Authority that permitted development rights would be removed to prevent further expansion, and a condition placed that prevented the construction of a separate house in the future.

SDNP/21/03276/HOUS – 3 Deneside, East Dean, BN20 0HU

Proposed single storey side extension and installation of french doors to side elevation

Councillors agreed that this was a modest development that brought the kitchen up to modern standards.

RESOLVED – No objection

P.269 DECISION NOTICES

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

SDNP/21/02086/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.

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

Garage conversion and extension to the front.

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

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

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

The Acting Chair advised members that the reason for rejection by the Parish Council was the proximity of the swimming pool to the neighbours’ boundary.

P.270 ENFORCEMENT ISSUES – None**P.271 Consultation on the South Downs National Park Authority draft Design Guide Supplementary Planning Document (SPD)**

The Planning Committee agreed that more time was needed for review of the SDNPA draft Design Guide SPD and after further discussion members were encouraged to format views for the next planning meeting on the 17th August 2021. This item would be placed on the agenda. **ACTION: DP**

The Acting Chair informed members that the South Downs Local Plan together with issued Technical Advice Notes and other planning decisions by the South Downs National Park Authority appeared to have weakened the East Dean and Friston Village Design Statement.

P.272 Rural Housing Alliance Parish Councillors' Guide to Rural Affordable Housing

Members noted guidance from Parish Councillors from the English Rural Housing Alliance.

P.273 CORRESPONDENCE – None**P.274 URGENT ITEMS**

Councillor Milligan asked for clarification on the appropriate time to mention environmental issues. The Acting Chair advised members that if the environment issues related to a new planning application they would be considered when expert reports and the design and access statement submitted to the SDNPA were reviewed by the Parish Council planning committee. Councillor Hill advised members that the SDNPA have their own experts that would make ecological statements for consideration.

The Acting Chair informed members that 'general environmental issues' should be placed as an item on the agenda for the full parish council meeting. **ACTION: KL**

Councillor Keller advised members that the reason for a planning committee meeting is that planning matters could otherwise overload the full parish council meeting. Councillor Milligan asked when environmental issues that affected the village should be discussed. The Acting Chair advised members that as well as being discussed at the full parish meeting that this would also be considered as part of the preparation of a neighbourhood plan. In due course a separate item for the Neighbourhood Plan would be placed on the agenda for the planning committee meeting and a subset report from a steering group would be given. Any decisions would be made at the full parish council meeting.

P.275 DATE OF NEXT PLANNING COMMITTEE MEETING: - Tuesday 17th August 2021 starting at 6.30 pm in the East Dean and Friston Village (Small) Hall, Village Green Lane, East Dean, BN20 0DR.

There being no further business, the meeting closed at 6.50 pm.

Signed..... (Acting Chair)

Date.....