

Minutes of a 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 21st September 2021 commencing at 6.30 pm.

Present: Cllr T Bryant (Chairman), Cllr P Seeley, Cllr S Thorogood, Cllr P Hill and Cllr G Fowler.

In attendance: Mrs D Picknell (Admin Officer).

Public Session – There was one member of the public present and no submissions. The Chairman closed the public session and opened the meeting.

P.289 Apologies for absence – Cllr M Keller, Cllr C Lees and Cllr H Milligan and Cllr D Wild.

P.290 Declarations of Interest – Cllr P Seeley made a declaration of interest being a friend of the applicants for the planning application SDNP/21/04084/HOUS. Cllr T Bryant declared an interest as a neighbour to Crowlink Place the subject of correspondence in paragraph 294 below.

P.291 Minutes of the previous meeting: The Minutes of the meeting held on the 17th August 2021 were circulated and confirmed as a correct record for signature by the Chairman.

P.292 NEW AND AMENDED PLANNING APPLICATIONS

SDNP/21/04084/HOUS – 16 The Brow, Friston, BN20 0ES *Proposed single storey rear extension.*

The planning committee viewed the existing and proposed block plans and proposed elevations and had no objection to the proposed development.

RESOLVED – No objection.

SDNP/21/03717/LDP – Gore Cottage, Eastbourne Road, East Dean, BN20 0BL
Retention of new kitchen units, laminate floor and loft insulation, and installation of gas central heating/hot water system, secondary double glazing, suspended floor and electrical work.

The Chairman informed members that the reason for this application was that the property was within a conservation area. The Committee agreed that the proposed gas installation and modernisation was acceptable.

RESOLVED – No objection.

SDNP/21/04154/HOUS – 18 The Ridgeway, Friston, BN20 0EU *Erection of a garden office located to the side of the house.*

The planning committee viewed the block plan and a diagram that showed the relationship of the proposed garden building to the house and garden. Members agreed that the plans had not shown the hedge line and wished to know if the hedge was being removed. Section 6 of the application form was viewed and members agreed that the proposed building created a barrier where the close boarded fence, hedge and shrubs were being removed.

RESOLVED – No objection.

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

Internal alterations to layout. External alterations including enlargement of dormer to south elevation, infill extension to south elevation at ground floor level, replacement window to north elevation and replacement patio doors to south elevation.

The Chairman advised members that the reason for two applications on the same property was that being a Grade II listed building there was a basic planning application and a separate application for consideration as a listed building. Members noted a previous planning application that was approved and Councillor Hill advised members that the applicant had researched the original design of the property and had reinstated many of its original features. The Chairman advised members that the South Downs National Park Conservation Officer considered the proposed change to the dormer shown on the new drawings was acceptable.

RESOLVED – No objection.

SDNP/21/04518/HOUS – 94 Michel Dene Road, East Dean, BN20 0JZ *Erection of a garden room in rear garden.*

Members agreed that the proposed garden room was away from the property and it only overlooked Downland.

RESOLVED – No objection.

P.293 DECISION NOTICES

The planning committee noted that the following application was refused by the SDNPA and the Parish Council had recommended 'Opposed'

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 Chairman advised members that this application was alongside an application at 14 Downlands Way for the change of use of premises to a café and grocers store that was approved.

The planning committee noted that the following two applications were approved by the SDNPA and the Parish Council had recommended 'No objection'

SDNP/21/03078/HOUS - 1 Royston Close, Friston, BN20 0EY *Installation of a 6x4m timber office shed in the garden area.*

SDNP/21/03276/HOUS - 3 Deneside, East Dean, BN20 0HU
Proposed single storey side extension, installation of French doors and rooflight to side elevation and enlarged window to front elevation.

P.294 CORRESPONDENCE

Local residents were concerned with the works carried out on the link to Crowlink Corner and Crowlink Place and believed that there was a lack of interest from the National Trust as part landowners and the South Downs National Park Authority. The concern was that a roadway into the property was constructed in a slightly different place without planning permission and there was an opening into the historic hedge with the installation of a cattle grid. The local residents had written to the SDNPA and as they had not received an acknowledgement they had asked the Parish Council for assistance. Members agreed that the Parish Council should make enquires to the SDNPA on this matter. **ACTION: DP**

P.295 ENFORCEMENT ISSUES – None

P.296 URGENT ITEMS – None

P.297 DATE OF THE NEXT PLANNING COMMITTEE MEETING: - Tuesday 19th October 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 6.44 pm.

Signed..... (Chairman)

Date.....