



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

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 16th November 2021 commencing at 6.30 pm.

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

In attendance: Mrs D Picknell (Admin Officer).

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

P.309 Apologies for absence – Cllr S Thorogood, Cllr C Lees and Cllr H Milligan.

P.310 Declarations of Interest – Cllr P Seeley declared an interest as a neighbour to 26 The Ridgeway (P.312).

P.311 Minutes of the previous meeting: The Minutes of the meeting held on the 19th October 2021 were circulated and confirmed as a correct record for signature by the Chairman.

P.312 NEW AND AMENDED PLANNING APPLICATIONS

SDNP/21/05119/FUL – Land adjacent to 48 Summerdown Lane, East Dean, BN20 0LE

Erection of 3 bed detached dwelling with integral garage

The planning committee viewed the landscape and visual statement and the proposed plans and elevations and it was noted that there had been numerous objections to the proposed development.

Councillors empathised with the objectors and agreed that any new development should not dominate the existing street scene and requested that there should not be any further permitted development.

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.

SDNP/21/05103/HOUS – 21 Warren Lane, Friston, BN20 0EP

Garden office building.

The planning committee viewed the block plan and agreed that the proposed building was screened by trees and members had no reason to object.

RESOLVED – No objection.

SDNP/21/05078/HOUS – 26 The Ridgeway, Friston, BN20 0EU

Two storey rear extension.

The Chairman advised members that this property was already a large property and based on the South Downs Local Plan Technical Advice Note on extensions and replacement dwellings the 30% rule to limit build out was not applicable. Members agreed that if planning permission were to be granted by the South Downs National Park Authority that permitted development rights should be removed to prevent further expansion.

The planning committee viewed the proposed floor plans and elevations and considered that these plans were misleading as they had not shown clearly that the extension into the roof with dormers was part of the proposed development. Members raised concerns over the effect of additional light from the proposed windows and dormers and its impact on the South Downs Local Plan Dark Night Skies policy for the area. The committee agreed that a recommendation should be made to the local planning authority to include a condition that addressed Dark Night Skies policy SD8.

RESOLVED – Recommend not to reject and request 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 to include a condition for the proposed development to be compliant with Dark Night Skies policy SD8.

P.313 DECISION NOTICES

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

SDNP/21/04154/HOUS - 18 The Ridgeway, Friston, BN20 0EU

Erection of a garden office located to the side of the house.

SDNP/21/02622/HOUS - 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.

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.

SDNP/21/04518/HOUS - 94 Michel Dene Road, East Dean, BN20 0JZ

Erection of a garden room in rear garden

The planning committee noted that the following application was withdrawn by the applicant and the Parish Council had recommended 'Not to reject'

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.

P.314 CORRESPONDENCE – None

P.315 ENFORCEMENT ISSUES

The Chairman advised members that a confidential report on enforcement matters had been sent to the South Downs National Park Enforcement Officer for his consideration and response.

P.316 URGENT ITEMS – None

P.317 DATE OF THE NEXT PLANNING COMMITTEE MEETING: - Tuesday 21st December 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 6.40 pm.

Signed..... (Chairman)

Date.....