



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 18th January 2022 commencing at 6.30 pm.

Present: Cllr T Bryant (Chairman), Cllr P Seeley, Cllr S Thorogood, Cllr H Milligan, Cllr M Keller, Cllr G Fowler and Cllr M Bustard.

In attendance: Mrs D Picknell (Admin Officer).

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

P.328 Apologies for absence – Cllr P Hill and Cllr C Lees.

P.329 Declarations of Interest – Cllr P Seeley made a declaration of interest being a neighbour of the applicants for the planning application SDNP/21/06081/HOUS.

P.330 Minutes of the previous meeting: Minutes of a remote informal meeting of Parish Councillors held on the 21st December 2021 had been circulated and confirmed as a correct record for signature by the Chairman. Councillor Seeley was thanked for being the Acting Chair of that meeting.

P.331 NEW PLANNING APPLICATIONS

SDNP/21/06250/HOUS – Mallards, Old Willingdon Road, Friston, BN20 0AT

Erection of detached garage, creation of pool with associated plant room and adjoining covered seating area, loft conversion, replacement of conservatory and replacement of windows.

The planning committee viewed the block plan and the existing and proposed design plans and took note of comments submitted to the SDNPA by neighbours. Members agreed that disturbance of the ground for the proposed swimming pool would have a deleterious effect on the spread of Japanese Knotweed and use of the proposed swimming pool close to the neighbouring boundary would create additional noise.

RESOLVED – Recommend that if treatment of the Japanese Knotweed was addressed to the satisfaction of the SDNPA and acoustic sound proofed hedging was planted along the neighbouring boundaries the Parish Council had no objection to the proposed development.

SDNP/21/06081/HOUS – 31 The Ridgeway Friston BN20 0EU

Second storey alterations over the existing garage (retrospective).

The planning committee were unable to make a decision based on the inconsistent roof plans. Members agreed that their position should be reserved and that the South Downs Nations Park Authority should not grant approval until revised plans were submitted and the Parish Council given an opportunity to comment. It was agreed that the SDNPA Case Officer should be made aware of this information and be asked to notify the Parish Council when revised plans were submitted.

ACTION: DP

RESOLVED – The Parish Council planning committee was not recommending either ‘no objection’ or ‘refusal’ but had reserved its position to comment pending submission of revised plans.

P.332 DECISION NOTICES

The planning committee noted that the following three application were approved by the SDNPA and the Parish Council had recommended ‘No objection’

SDNP/21/04728/HOUS - 2 The Green, East Dean, BN20 0DA

Removal of existing chimney stack, including replacement timber rafters, new felt and batten, repair roof with salvaged tiles to match existing, reinstate guttering, make good or repair cracks and re-render accordingly.

SDNP/21/04729/LIS - 2 The Green, East Dean, BN20 0DA

Removal of existing chimney stack, including replacement timber rafters, new felt and batten, repair roof with salvaged tiles to match existing, reinstate guttering, make good or repair cracks and re-render accordingly.

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

Garden office building.

P.333 SOUTH DOWNS NATIONAL PARK AUTHORITY CONSULTATION ON THE PROPOSED LOCAL CONNECTION TEST FOR THE SELF BUILD AND CUSTOM HOUSEBUILDING REGISTER (Report Item 6)

The council took note of report 6 on the consultation of the SDNPA proposed local connection test for the Self Build and Custom Housebuilding Register. Members welcomed the proposed local connection test and agreed that this should be mentioned to the SDNPA. **ACTION: DP**

P.334 SOUTH DOWNS NATIONAL PARK AUTHORITY WINTER 2021/2022 PLANNING NEWSLETTER (Report item 7)

The planning committee took note of the SDNPA winter planning newsletter.

P.335 CORRESPONDENCE

Notification of Planning Applications: At the informal meeting of Councillors on the 21st December 2021 (Item P.322) members took note that they had not received notification from the SDNPA of a planning application and wished to know the reason for not being consulted. In response to this enquiry an apology was received from the SDNPA for this oversight.

P.336 VILLAGE DESIGN STATEMENT

The Chair of Planning advised members that the Village Design Statement needed to be updated and suggested that the expertise of an independent planning consultant was desirable. He informed members that guidance would also be provided by the SDNPA. Members agreed that various planning consultants should be approached for quotes to be discussed at the next planning committee meeting. **ACTION: KL/DP**

Members agreed that consultation with local residents could be launched at the Annual Village Meeting.

P.337 ENFORCEMENT ISSUES

The Chair of Planning informed members that it was hoped that a meeting could be arranged with himself, the Chairman of the Parish Council and representatives from the SDNPA to discuss planning/enforcement issues. **ACTION: DP**

P.338 URGENT ITEMS – None

P.339 DATE OF THE NEXT PLANNING COMMITTEE MEETING: - Tuesday 15th February 2022 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 7.25 pm.

Signed..... (Chairman)

Date.....