

**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 15<sup>th</sup> February 2022 commencing at 6.30 pm.**

**Present:** Cllr T Bryant (Chairman), Cllr M Bustard, Cllr P Hill and Cllr M Keller.

**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.340 Apologies for absence** – Cllr P Seeley, Cllr S Thorogood, Cllr C Lees, Cllr G Fowler and Cllr Milligan.

**P.341 Declarations of Interest** – Cllr M Bustard made a declaration of interest being a neighbour of the applicants for the planning application SDNP/21/06081/HOUS.

**P.342 Minutes of the previous meeting:** The minutes of the meeting held on the 18<sup>th</sup> January 2022 were circulated and confirmed as a correct record for signature by the Chairman. He advised members that the agenda had incorrectly indicated that there was an informal meeting on that date.

#### **P.343 NEW PLANNING APPLICATIONS**

##### **SDNP/22/00211/CND – Birling Gap Hotel, Birling Gap Road, East Dean, BN20 0AB**

*Variation of condition nos. 2 (Approved Plans), 4 (Lighting), 7 (Hours of Use) and removal of condition no. 6 (Litter and Recycling) on SDNP/20/00264/FUL - Infilling of the covered area on the South East end of the toilet block at Birling Gap to provide a 'grab and go' café*

The planning committee viewed the supporting statement from the National Trust and noted that the proposal for a 'grab and go' café has been altered to a ticket kiosk. The overall building was denoted as 'Sui Generis' which the Chair advised members was a planning term for 'in its own class'. Members agreed that although the proposal to alter the 'grab and go' café to a ticket kiosk no longer created waste there would continue to be waste from the main café. The planning committee had no objection subject to retention of condition no. 6 for additional waste and recycling bins to be introduced to the site.

RESOLVED – No objection subject to condition no. 6 being retained.

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

*Erection of 3 bed detached dwelling with integral garage. (Amended plans received 24.01.2022).*

The planning committee took note of objections submitted to the South Downs National Park Authority. Members considered that although the plot of land was small the proposed development complied with boundary regulations. Members were concerned over future development and requested that permitted development rights be removed by the local planning authority.

RESOLVED – No objection 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/22/00406/HOUS – Highwood, 5 Windmill Lane, East Dean, BN20 0EE**

*Single and two storey rear extension and first floor extensions to front and side.*

The Committee viewed the location and block plans and the existing and proposed plans. Members agreed that this was already a large property on a large plot of land with no increase in bedrooms and had no objection to the proposed development.

RESOLVED – No objection

**SDNP/22/00414/HOUS and SDNP/22/00415/LIS – Underhill House, Went Way, East Dean, BN20 0DB**

*Extension to outhouse forming shower and changing facilities for the existing swimming pool, with lean to housing swimming pool plant. replacement timber retaining walls with brick and flint retaining walls, reforming steps in brick and stone..*

The planning committee viewed the site location and block plans and the outhouse proposal plans. Members noted that no objections had been submitted to the local planning authority and considered the proposed development was acceptable

RESOLVED – No objection.

**SDNP/22/00624/HOUS – The Olive House, 19A Hillside, Friston, BN20 0HE**

*Rear and side ground and first floor extension, and the installation of an outdoor swimming pool.*

Members viewed the proposed elevations and the design access statement. The proposed ground floor extension would be lowered to match the existing lower ground floor level and the proposed first floor would be lowered to significantly improve the headroom at first floor level. Members noted that there was a previous planning application that led to the modification of the proposed size, scale and general appearance which was then approved by the local authority.

RESOLVED – No objection.

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

*Second storey alterations over the existing garage (retrospective).*

The planning committee viewed the existing and proposed roof plans and elevations and the proposed first floor plans. Members agreed that these plans appeared to show separate dwellings with separate entrances. Members had no objection in principle to this retrospective planning application, subject to a condition that the property should be kept as a single dwelling and permitted development rights removed by the local planning authority.

RESOLVED – No objection and if planning permission were to be granted that conditions would be placed for the property to be kept as a single dwelling and permitted development rights removed to prevent further expansion.

#### **P.344 DECISION NOTICES**

The planning committee noted that the following application was refused by the SDNPA and the Parish Council had recommended 'No objection'

##### **SDNP/21/06125/HOUS - 2 The Ridgeway, Friston, BN20 0EZ**

*Two storey and single storey extensions and associated alterations.*

The planning committee noted the reasons given for refusal by the local planning authority being the proposed extensions fail to accord with the approximately 30% increase in GIA stipulated in South Downs National Park Authority policy SD31. The proposal would not see the loss of a small or medium sized dwelling within the National Park. It has not been demonstrated that the proposal submitted has been developed in a landscape led manner.

Members were surprised by the reasons cited in comparison to decisions by the local planning authority on other planning applications within the parish and the Technical Advisory Note that had been used as the explanation for those decisions.

The planning committee noted that the following application was approved by the SDNPA and the Parish Council had recommended 'No objection'

##### **SDNP/21/06190/HOUS - 8 The Link, East Dean, BN20 0LB**

*Single storey extension (remove existing conservatory), enlargement of existing rear dormer.*

#### **P.345 GLOVER LANDSCAPE REVIEW (2019), GOVERNMENTS RESPONSE AND CONSULTATION**

The planning committee took note of the Julian Glover Landscape review in September 2019 and the government's response published 15th January 2022 for consultation by the 9th April 2022.

#### **P.346 CORRESPONDENCE (Report item 7)**

Invitation to support opposition of the 'standard method' The Chair of planning advised members that the 'standard method' identifies the minimum number of homes that a local authority should plan for in an area using data from the Office of National Statistics and making assumptions as to future growth of households. Members discussed housing needs and over-development in the area and noted report item 7 on which concerns were raised by a local Councillor. The planning committee sympathised with the predicament that affected all in the area but was not in a position to offer support.

#### **P.347 VILLAGE DESIGN STATEMENT**

The Chair of Planning advised members that several consultants had been approached for quotes on updating the Village Design Statement. Most were unable to offer their services due to conflict of interest or lack of expertise. Members discussed a written quote that was received from a consultant and agreed that the fees were too high for the given tasks. The planning committee agreed that a proposal should be put forward at a full parish council meeting for the use of Parish Council resources to initially update policy numbering and consultation on additional changes to the VDS would be discussed at the same time but with the recommendation that we should still proceed with the launch of the consultation process for changes at the Annual Parish Meeting . **ACTION: DP to inform KL to add proposal to full Parish Council agenda**

**P.348 ENFORCEMENT ISSUES**

The Chair of Planning informed members that a meeting between the Chair of the Parish Council, himself, the Admin Officer and representatives from the South Downs National Park Authority had been arranged for the 22<sup>nd</sup> February 2022 at their offices to discuss planning/enforcement issues.

**P.349 URGENT ITEMS** – None

**P.350 DATE OF THE NEXT PLANNING COMMITTEE MEETING: - Tuesday 15<sup>th</sup> March 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 7.28 pm.*

Signed..... (Chairman)

Date.....