

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 26th April 2022 commencing at 6.30 pm.

Present: Cllr T Bryant (Chair), Cllr P Seeley, Cllr S Thorogood, Cllr C Lees and Cllr G Fowler.

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.361 Apologies for absence – Cllr M Bustard, Cllr P Hill, Cllr M Keller and Cllr H Milligan.

P.362 Declarations of Interest – Cllr Lees declared an interest in 10 The Ridgeway as he is a close friend of the neighbour and abstained from comment and the decision on planning application SDNP/22/01710/HOUS.

P.363 Minutes of the previous meeting: The minutes of the planning committee meeting held on the 15th March 2022 were circulated and confirmed as a correct record for signature by the Chairman.

P.364 NEW PLANNING APPLICATION

SDNP/22/01710/HOUS – 10 The Ridgeway, Friston, BN20 0EU

Construction of a detached garage building to the rear of the property. Associated hard and soft landscaping works, to include extension of the existing driveway.

The Chair advised members that this application related to a single storey detached garage at the rear of the property and that there had already been a lot of tree work.

The planning committee viewed the site location plan and the site level plan and raised concerns about overdevelopment and light intrusion.

Members agreed that the proposed development was large and therefore if there was an extension to the main dwelling this proposed garage building should be included in the assessment of the total square footage. The planning committee agreed that conditions should be placed that prevented the development of the annexed building into separate residential accommodation and that any external lighting should be subject to a condition of prior approval. Members agreed that the proposed development was designed to a high standard and sympathetic with the main dwelling.

RESOLVED – No objection in principle but recommended that the following conditions were placed by the South Downs National Park Authority as part of their decision.

1. Permitted development rights are removed.
2. The proposed garage building is included in the assessment of square footage percentage of any proposed extension to the main dwelling.
3. The proposed annexed building cannot be used other than ancillary to the use of the main dwelling.
4. Any external lighting requires prior approval from the local planning authority prior to installation.

P.365 DECISION NOTICES

The planning committee noted that the following application was approved by the SDNPA and the Parish Council had recommended 'Not to Object'

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

Two storey rear extension.

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

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' cafe.

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

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.

SDNP/22/00632/HOUS - 11 The Link, East Dean, BN20 0LB

Proposed removal of existing conservatory, additional rear dormer with increase in width of existing rear dormer, removal of existing front dormer and replacement with 3 no. pitched roof dormers to front.

P.366 CORRESPONDENCE – None.

P.367 VILLAGE DESIGN STATEMENT

It had been resolved that a sub-committee should be set up to review and update the Village Design Statement This would be finalised after certain Councillors returned from leave.

P.368 ENFORCEMENT ISSUES – No update.

P.369 URGENT ITEMS – None.

P.370 DATE OF THE NEXT PLANNING COMMITTEE MEETING: - Tuesday 17th May 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 6.38 pm.

Signed..... (Chairman)

Date.....