

Draft 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 June 2022 commencing at 6.30 pm.

Present: Cllr T Bryant (Chair), Cllr M Bustard, Cllr M Keller, Cllr C Lees, Cllr H Milligan, Cllr P Seeley, and Cllr S Thorogood

In attendance: K Larkin (Parish Clerk)

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

P.382 Apologies for absence – Cllr G Fowler and Cllr P Hill

P.383 Declarations of Interest – None

P.384 Minutes of the previous meeting: The minutes of the planning committee meeting held on the 17th May 2022 were circulated and confirmed as a correct record for signature by the Chairman.

P.385 NEW PLANNING APPLICATIONS

SDNP/22/02299/FUL – The Forge Garage, Friston Hill, East Dean, BN20 0EA

Change of use of The Old Forge to C3 residential, including facade restoration, roof replacement, internal alterations and the addition of front and rear dormers

The planning committee noted that two similar previous applications on this property made to Wealden District Council had both been refused, and that when pre-application advice on the present proposal had been sought from the SDNPA the response had again been negative. The committee viewed the proposed plans, taking particular note of the vehicle tracking diagram, the very constricted site and the very close proximity of the proposed residence and its tiny curtilage to a steep and blind bend on Friston Hill. The committee concluded that access to the site could not be safe, either for vehicles, pedestrians, or services such as waste collection. There would have been no objection in principle to the conversion of the building to residential use (though the historic use of the site as a forge would have left some amount of contamination), but the lack of access was agreed to be an insuperable problem.

RESOLVED - To recommend that the application be REFUSED

SDNP/22/02526/HOUS – 8 The Outlook, Friston, BN20 0AR

Conversion of garage to form habitable accommodation; materials used in works match existing/original dwelling

The planning committee compared the existing plans and elevations with the proposed plans and elevations, and agreed that the proposed increase could be as much as 42%, which would constitute over development. It was also noted that as The Outlook was a private road (not part of the Downlands Estate) it would be important for any damage caused if there were construction work to be made good on completion.

RESOLVED - To recommend that the application be REFUSED but that if the planning authority were to grant permission, then:

- there should be robust conditions controlling the construction phase and the reinstatement of the road
- the provision of external lighting should be subject to agreement by the planning authority
- Permitted Development rights should be removed.

SDNP/22/02331/HOUS – 16 Deneside, East Dean, BN20 0JG

Single storey side extension with porch

The planning committee considered the plans of the proposed accommodation and noted that there could be potential for the extension to be treated as a separate dwelling, which should not be permitted. However, the overall increase in area would be less than 30% and therefore within acceptable limits. The committee would not object to the application but would recommend that:

- the provision of external lighting should be subject to agreement by the planning authority
- Permitted Development rights should be removed.
- The extension should not be treated as a separate dwelling

RESOLVED - Not to object to the application

P.386 DECISION NOTICES - None

P.387 CORRESPONDENCE

a) Letter from the South Downs National Park Authority dated 13 June 2022 regarding review of their Local Plan – the planning committee noted the statement that ‘Rather than prepare an NDP for your parish/town we would encourage you to work collaboratively with us on our Local Plan Review’. There was support for bringing forward decisions on the proposed parish Neighbourhood Plan to feed into the review in preference to putting it on hold until the review was complete. The review would begin with a Call for Sites, proposals to be received by the SDNPA by 30 September 2022, and some sites within the parish might be put forward. At the same time proposals for the designation for additional Green Spaces could be put forward, and the parish council might wish to nominate some sites, though each would be subject to the consent of the landowner.

b) South Downs National Park Authority Local Plan Review and the Local Development Scheme Report (SDNPA agenda item 12 of their meeting on 19 May 2022) – the committee took note.

P.388 VILLAGE DESIGN STATEMENT

The Chair proposed that in view of the timing of the Local Plan Review [Minute P.387 (a) above] the Village Design Statement should be progressed in July and this was agreed.

P.389 ENFORCEMENT ISSUES – no update

P.390 URGENT ITEMS

The planning committee took note of a letter sent to all town and parish councils in the Wealden District by the Working Group Against Over-development. It was also noted that an update to the National Planning Policy Framework should soon be published and would need to be taken into account in future discussion of the revision of the standard method of calculating housing numbers.

P.391 DATE OF THE NEXT PLANNING COMMITTEE MEETING: Tuesday, 19th July 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 7.00 pm.

Signed..... (Chairman)

Date.....