

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 March 2023 commencing at 6.30 pm.

Present: Cllr. P Seeley (Acting Chairman), Cllr. M Bustard, Cllr. M Keller, Cllr. H Milligan and Cllr. S Thorogood.

In attendance: Mrs. D Picknell (Admin Officer)

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

P.475 Apologies for absence – Cllr. T Bryant (Chairman), Cllr. G Fowler, Cllr. P Hill and Cllr. C Lees.

P.476 Declarations of Interest – Cllr H Milligan declared an interest in the new planning application SDNP/23/00849/HOUS as a near neighbour to Longview, Michel Dene Road (P.478 refers).

P.477 Minutes of the previous meeting: The minutes of the planning committee meeting held on the 21st February 2023 were circulated and confirmed as a correct record and signed by the Acting Chairman.

P.478 New Planning Applications

SDNP/23/00085/HOUS – 29 Warren Lane, Friston, BN20 0EP

Construction of a hipped roof extension to the side of the main roof together with a front gable roof extension extending over the existing garage and front bedroom.

The planning committee noted that an application under the same reference had been considered at their meeting on 21st February 2023. Although the wording on the application had changed the plans for the proposed development were the same as previously submitted. Members agreed that as before they had no objection to the proposed development.

RESOLVED – To recommend ‘No objection’

SDNP/23/00849/HOUS – Longview, Michel Dene Road, East Dean, BN20 0HP

Proposed residential annexe.

The Acting Chair advised members that this is a semi-detached property with a proposal for two sitting rooms and two kitchens where the boundary of one of the kitchens is very close to the roadside. The planning committee agreed this is overdevelopment of a plot that had already been developed. Members were concerned by the visual impact of the proposed long sliding gate for access to a parking area and for the safety of other road users as the proposed gate is in close proximity to the corner of Michel Dene Road and the busy A259 and not set back from the roadside. Michel Dene Road is a frequently used narrow road access into the village and members were concerned by the disruption that would be caused by construction work at the property.

RESOLVED – To recommend ‘Rejection’.

SDNP/23/00975/HOUS – 25 Deneside, East Dean, BN20 0HY

Single storey side, front porch and rear extensions, window replacements, tile cladding, external works and garage refurbishment.

The Planning Committee had reviewed the design access statement and proposed plans and agreed that this was a very unprepossessing house without architectural merit and that the proposed development of single story extensions and restoration of a derelict garage is an improvement.

RESOLVED – To recommend ‘No objection’.

P.479 Decision Notices

The planning committee noted that the following application was approved by the SDNPA and the Parish Council had strongly objected

SDNP/22/05685/FUL – Land adjacent to Crowlink Corner, Crowlink, Friston, BN20 0AX

Introduction of a two wheel access track retaining a central strip of grass running from Crowlink Lane to Crowlink Corner via Crowlink Place to provide a safer access to serve Crowlink Corner.

The Acting Chair advised members that he had attended the South Downs National Park Authority Planning Committee meeting on 9th March 2023 for the hearing of this planning application. The meeting was well attended and the applicant, their partner and agent were present. The SDNPA planning committee has approved the planning application subject to conditions set out in the SDNPA decision notice dated 10th March 2023.

The planning committee noted that the following application was approved by the SDNPA and the Parish Council had recommended ‘no objection’

SDNP/22/05915/HOUS - 17 Warren Lane, Friston, BN20 0EW

Erection of a single storey rear extension.

P.480 South Downs Local Plan Review: Members took note of report 6 on the South Downs Local Plan Review and briefly discussed Parish Priority Statements with a SDNPA deadline of 20th October 2023 for completion. It was agreed that an item should be placed on the agenda for the Parish Council meeting on 6th April 2023 to discuss the benefits, if any, of preparing a Parish Priority Statement with an aim to consult the local community at the annual village meeting on 21st April 2023. **ACTION: KL to add PPS to the agenda for the next Parish Council meeting**

The Acting Chair reported to the planning committee that he and Councillor Fowler had attended the South Downs National Park Authority East Sussex Parish Workshop on 7th March 2023 when a presentation was given with a timetable for preparation of an updated South Downs Local Plan. The SDNPA anticipate that an updated SDLP should be in place by April 2025 which is why consultation with parish councils on the Local Plan is happening now and consultation with the public will take place in a year.

P.481 South Downs National Park Authority Settlement Facilities Assessment Survey 2023: Members took note of report 7 on the reasons for a SDNPA Settlement Survey in 2023 and the Acting Chair advised members that local parish/town councils have been asked to complete a Settlement Facilities Assessment form by 6 April 2023. **ACTION: KL**

P.482 South Downs National Park Authority Open Space Assessment 2023: The planning committee took note of report 8 which is a SDNPA guidance note to aid completion of the Open Space Assessment for 2023. The Acting Chair advised members that as the SDNPA Planning Policies Lead had received requests from several parish/town councils to grant more time to carry out the Open Space Assessment of public local spaces in their community, the SDNPA deadline for completion of this assessment has been extended from 6th April 2023 to 20th October 2023. The Admin Officer mentioned that she had a SDNPA Local Green Spaces document dated September 2017 which showed the designated local green spaces for this Parish on page 18. Members agreed that this document should be circulated to Councillors.
ACTION: DP

P.483 Parishes in the South Downs National Park: Members took note of report 9 which listed parishes within the South Downs National Park.

P.484 Neighbourhood Plan Process: Members took note of report 10 from the Deputy Chair of the Neighbourhood Plan Steering Group and another member and agreed that this report should be referred for discussion by the full Parish Council at their next meeting. **ACTION: KL**

The Planning Committee discussed Neighbourhood Development Plans in general and the difficulties in preparing one with limited resources. Members agreed that the best approach for success for this Parish would be a NDP with one policy being an updated Village Design Statement with a view that once adopted consideration may be given to include other policies.

P.485 Response to the Department for Levelling Up, Housing and Communities (DLUHC) consultation on updating the National Planning Policy Framework (NPPF): Members took note of report 11 from the National Association of Local Councils dated 23rd February 2023 on their response to the DLUHC. Members agreed that this was an excellent report but had concerns over the statement that 'NALC is arguing for the complete removal of the whole concept of National Development Management Policies (NDMP) which will have the effect of unjustly trumping any local or neighbourhood plan'.

P.486 Correspondence – None

P.487 Enforcement Issues – No update has been received from the SDNPA.

P.488 Urgent Items – None

P.489 Date of the next Planning Committee Meeting - Tuesday 18th April 2023 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 7.07 pm.

Signed..... (Chairman)

Date.....