



**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 19 September 2023 commencing at 6.30 pm.**

**Present:** Cllr G Fowler (Chairman), Cllr T Bryant, Cllr M Bustard, Cllr P Hill, Cllr C Lees and Cllr D White

**In attendance:** K Larkin (Deputy Clerk)

*There were three members of the public present*

### **Public Session**

Land behind the Old Parsonage – the owner of this site on which planning permission for development had been obtained, reported that he was under an obligation to the Gilbert Estate to fell trees on the southern boundary in order to replace them with a fence. Half the trees had ash die-back (planted alternately with beech) and none were protected by TPOs. In response to complaints from neighbours who would be affected by the loss of the trees, work had been halted, the developer had liaised with the planning authority, and in consequence a fresh landscape management application had been submitted to the planning authority. However, the developer was under pressure to carry on with the felling to meet a completion deadline of 1<sup>st</sup> October set by the Estate.

Cllr Hill in his capacity as Tree Warden stated that the removal of the trees was not in line with the terms of the current planning permission, but had become a practical necessity. The trees had destroyed the old fence on the southern boundary, and the fence could not be replaced whilst they were still standing: if the fence were moved into the development site it would make the access from Gilberts Drive too narrow, and if it were moved into the adjacent field it would encroach on Estate land. The solution would be to remove the trees, erect a new fence, and replant. Accordingly a revised landscape proposal had been submitted to the South Downs National Park Authority. It had been specified that the replanted trees should be mature and of specified height and girth to provide satisfactory screening of the development. The Tree Warden commended the goodwill shown by the developer in halting the work to enable these issues to be resolved, and recommended that the developer seek a meeting with the planning officer to expedite the resolution.

Two members of the public who were neighbours of the development site and were directly affected by the landscape proposals confirmed that they were generally in acceptance of the treatment now proposed for the southern boundary. However, they remained concerned that on the eastern boundary there was a large *leylandii* tree which was also scheduled for removal

without replacement, but ought to be replaced, as it provided important screening for their home. They requested that the application be amended to make provision for its replacement.

It should be noted that the final decision rests with the planning authority. The parish council could normally make recommendations to the planners when an application had been notified to them, but in this fast moving case had not yet received notice. It was expected that the proposal would be on the agenda for the parish Planning Committee meeting on 17 October 2023. However, Cllr Hill in his capacity as Tree Warden stated that in the meantime he would recommend that the revised landscape proposal be accepted, subject to the principle that the adjacent property Little Beeches should be adequately screened.

*The Chair thanked everyone for their contributions, closed the Public Session, and opened the meeting.*

**P.537 Apologies for absence – Cllr Milligan and Cllr Seeley**

**P.538 Declarations of Interest**

Cllr Bustard (East Dean Church and Highwood – personal connections)

Cllr Lees (Highwood – personal connections)

**P.539 Minutes of previous meeting -** The Minutes of the planning committee meeting held on 15 August 2023 were confirmed as a correct record and signed by the Chairman

**P.540 NEW APPLICATIONS**

**SDNP/23/03624/HOUS - Little Hill, The Green, East Dean, BN20 0BY**

*Proposed detached storage building and replacement garage*

Members noted that the proposed changes would barely be visible to the public and would improve the quality of the structures on the site. There were no known objections.

RESOLVED - To recommend that the application be approved

**SDNP/23/03698/HOUS - Highwood, 5 Windmill Lane, Friston, BN20 0EE**

*Proposed first floor extension to side*

Members noted that the main bulk of the extension proposed to this property had already been approved, and that the current application would modify the roof structure without markedly changing the character of the property or affecting neighbours. There were no known objections.

RESOLVED – To recommend that the application be approved

**SDNP/23/03695/APNDEM - Birling Gap Hotel, Birling Gap Road, East Dean, East Sussex BN20 0AB**

*Partial demolition of Birling Gap hotel, as set out in the supporting documentation*

Members noted that this application for partial demolition had become a necessity, and that the key consideration would therefore be to manage the demolition in such a way that the waste could be disposed of without harming the car park and landward portion of the site. It was noted that the Description of Works specified that the contractor should submit a detailed waste management plan including environmental protection measures to ensure no pollution was generated; and details on how the waste should be disposed of, including the percentage recycled and going to landfill. It was agreed that the submission of these details should be a pre-commencement condition of the planning approval.

RESOLVED - To recommend that the application be approved and that the submission of a detailed waste management plan be a pre-commencement condition

#### **P.541 DECISION NOTICES**

The committee took note of the following major application (outside the parish) approved by the SDNPA:

**SDNP/21/02342/FUL - Exceat Bridge, Eastbourne Road, Exceat, East Sussex**

*Realignment and replacement of an existing single lane bridge at the A259 over the river Cuckmere, with a new two way, two lane bridge with a footpath, including re-profiling of the river and road embankments. Proposed provision of traffic calming measures between the Seven Sisters Country Park and Seaford. Alterations to access and provision of shared surface to east of Cuckmere Inn. Provision of a habitat creation area to restore agricultural land back into wetland on the east bank of Cuckmere Valley. The application is supported by an Environmental Statement.*

Members noted that this application would in fact permit partial flooding of the Cuckmere on the east bank as agricultural land was restored to wetland.

The committee took note of the following applications approved by the SDNPA, the parish council having raised no objections:

**SDNP/23/02508/HOUS - 6 Peakdean Close, East Dean, East Sussex BN20 0JA**

*Proposed loft conversion and internal alterations*

**SDNP/23/02769/HOUS - 35 Michel Dene Road, East Dean, East Sussex BN20**

**0JR** *Proposed porch to the front, single-storey extension to the rear and extension to existing first-floor area with 'hip to gable' roof extension, front and rear dormers and associated alterations*

The committee took note of the following applications approved by the SDNPA, the parish council having recommended approval:

**SDNP/23/02882/HOUS - The Granary, Crowlink Lane, Friston, East Sussex BN20 0AY**

*Construction of a semi-sunken swimming pool in rear garden*

**SDNP/23/02883/LIS - The Granary, Crowlink Lane, Friston, East Sussex BN20 0AY**

*Construction of a semi-sunken swimming pool in rear garden*

The committee took note of the following application allowed on Appeal:

**Planning Application and Appeal Reference Number: SDNP/22/02640/HOUS  
APP/Y9507/D/22/3307103 - 83 Michel Dene Road, East Dean, East Sussex, BN20 0JZ**

*Description of Development: The development proposed is the construction of a veranda and external access steps on rear elevation with installation of a pair of doors from the lounge to the new veranda and cladding of part of the rear elevation*

The parish council had considered the original application at their meeting on 22 July 2022 and did not object to the proposed glazed veranda, though they did stipulate that as there was a potential issue of overlooking, the glazing on the south side should be of obscured glass. The SDNPA refused the application. However, the application had been allowed on Appeal on the basis that the veranda would not cause a significant loss of privacy.

**P.542 ADVANCE NOTICE OF APPLICATION**

The committee took note that the Parochial Church Council had submitted an application to the SDNPA to build a low flint wall around the Garden of Remembrance at East Dean Church. The application would be on the committee's agenda for the meeting on 17 October 2023

**P.543 NEIGHBOURHOOD PLAN**

The Chair of the Steering Group reported that the Open Evening held on 12 September 2023 to provide information to residents on the Parish Priorities/Neighbourhood Plan consultation had been a productive occasion attended by some 35 residents, the majority of whom had left comments. A further 35 responses had so far been submitted online via Survey Monkey [consultation ends 30 September 2023]. The appeal in the September parish magazine for additional members to serve on the Steering Group had resulted in more offers than were currently required. The Gilbert Estate had expressed an interest in contributing to the work of the Group, and the Chair and Cllr Bryant would meet Mr Davies Gilbert to take this forward.

The next meeting of the Steering Group (26 September 2023) would review the consultation responses to date. In the meantime the Chair of the Council had received the full report on the Open Evening and the responses to it, which could also be supplied to any councillor requesting it. A summary report would be prepared for the full council.

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The parish's application to Locality for a grant to finance the project was progressing. Overall, progress in recent months had been very encouraging. The committee took note.

**P.544 ENFORCEMENT** – no update was available

**P.545 CORRESPONDENCE** - None

**P.546 DATE OF NEXT MEETING: - Tuesday 17 October 2023 in the Small Hall of the Village Hall, East Dean, starting at 6.30 pm**

*There being no further business, the meeting closed at 7.11 pm*

Signed..... (Chairman)

Date.....