



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 17 October 2023 commencing at 7.00 pm.

Present: Cllr G Fowler (Chairman), Cllr T Bryant, Cllr P Hill, Cllr P Seeley and Cllr G Street

In attendance: K Larkin (Deputy Clerk)

There were two members of the public present

Public Session

Land to the rear of Maryland and Little Beeches – the residents of Little Beeches drew attention to the amended Site Layout Plan which had just been published [*Amendment B 16/10/2023: refuse and cycle stores relocated; and additional trees added*]. They stated that the screening of their property was very important to them, and that the revised site layout plan, if implemented in full, would meet their concerns. However, the main Landscape Statement which had now been published was the original dated 11/09/17 and its status was marked as Final. The Landscape Statement should be updated to correspond to the amended Site Layout Plan prior to planning permission being granted. The Chair gave assurance that the Committee would take this into account in their discussion of the application.

The Chair closed the Public Session, and opened the meeting.

P.547 Apologies for absence – Cllr M Bustard and Cllr C Lees

P.548 Declarations of Interest: - None

P.549 Minutes of previous meeting - The Minutes of the planning committee meeting held on 19 September 2023 were confirmed as a correct record and signed by the Chairman

P.550 NEW APPLICATIONS

SDNP/23/03719/FUL - St Simon and St Jude's Church Lower Street East Dean Eastbourne East Sussex BN20 0DE

New low level flint wall to edge of the remembrance garden

The Chair noted that all aspects of this application had been carefully considered, and that it had the support of the Conservation Officer. No objections had been received from members of the public. Members agreed and commended the attention shown to detail, e.g. in the construction of the proposed flint wall.

RESOLVED - To recommend that the application be approved

SDNP/23/03928/FUL - Land to The rear of Maryland and Little Beeches Gilberts Drive East Dean East Sussex

Erection of 2no detached 3 bedroom dwellings with 1no detached double garage. External parking spaces and landscaping.

The Chair drew attention to the points made in the Public Session, and endorsed the concerns of neighbours that work undertaken in this tight development site should be carefully managed and screened. However, the majority of validation requirements had been met, and attention paid to the Village Design Statement and to the Dark Skies policy. In discussion, members concurred and requested that as an additional safeguard external lighting positions should be pre-approved to avoid impact on neighbours.

Regarding the ongoing concerns about screening, it was noted that the SDNPA's Tree Officer had stated that 'For this application to meet Development Management Policy SD11: Trees, Woodland, and Hedgerows, a full BS:5837 Tree Survey and Arboricultural Impact Assessment will be required'. The Committee supported the Tree Officer, and requested that if there were any question of the landscaping of the site not being carried out in accordance with the amended Site Layout Plan Amendment B: 16/10/2023 they should be consulted again.

RESOLVED – To recommend that the application be approved subject to the submission of a satisfactory BS 5837 Tree Survey; the amendment of the Landscape Statement to correspond to the Site Layout Plan Amendment B 16/10/2023; and the pre-approval of external lighting positions

SDNP/23/04039/CND - 10 The Ridgeway Friston Eastbourne East Sussex BN20 0EU

Variation of Condition 2 (Plans) relating to planning approval SDNP/22/02836/HOUS to allow for minor amendments to the approved design

The Chair stated that the amendment now proposed was comparatively minor and appeared acceptable. Members agreed and commended the discreet provision of solar panels out of sight on the roof. However, it was proposed that as an additional safeguard external lighting positions should be pre-approved to avoid impact on neighbours.

RESOLVED - Not to object to the application

P.551 DECISION NOTICES

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

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

The parish council's recommendation that the submission of a detailed waste management plan be a pre-commencement condition had been discussed in para 8 on page 14 of the Delegated Report and deemed satisfied

P.552 NEIGHBOURHOOD PLAN

The Committee took note that the update supplied at the parish council meeting on 5th October 2023 by the Chair of the Steering Group was still current. A first draft of the Parish Priorities Statement had now been prepared and would shortly be issued, initially to members of the Steering Group.

P.553 ENFORCEMENT – no update was available**P.554 CORRESPONDENCE – None****P.555 SDNPA PARISH MEETING**

- a) The committee took note of the recording of the meeting held on 4 October 2023: <https://youtu.be/BhSBVHyi7j0>
- b) The committee took note of the following documents recommended to parishes as background information:
 - o Dark Skies Technical Advice Note: [Updated Dark Skies TAN – South Downs National Park Authority](#)
 - o Community-led Renewables Technical Advice Note: [Community-led Renewables Technical Advice Note \(southdowns.gov.uk\)](#)
 - o South Downs National Park Authority Annual Review: [SDNPA Annual Review – South Downs National Park Authority](#)

In discussion members expressed a particular interest in the Technical Advice Note on Dark Skies. A document appended to it now covered internal light spill, and this was agreed to be a welcome development.

P.546 DATE OF NEXT MEETING: - Tuesday 21 November 2023 in the Small Hall of the Village Hall, East Dean, starting at 7.30 pm.

The later start time was intended to harmonise with the new 7.30pm start time for parish council meetings.

There being no further business, the meeting closed at 7.27 pm

Signed..... (Chairman)

Date.....