

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 16 April 2024 commencing at 7.30 pm.

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

In attendance: K Larkin (Deputy Clerk); S Adeniji (Parish Clerk)

There were no members of the public present

P.597 Apologies for absence – Cllr D White

P.598 Declarations of Interest: - None

P.599 Minutes of previous meeting - The Minutes of the planning committee meeting held on 20 February 2024 were confirmed as a correct record and signed by the Chairman. The record of the informal meeting held on 19 March 2024 was also agreed and signed by the Chair.

P.600 NEW APPLICATIONS

SDNP/24/01264/HOUS - Crowlink End, Crowlink Lane, Friston BN20 0AZ

Proposed timber framed garden room

SDNP/24/01265/LIS - Crowlink End, Crowlink Lane, Friston BN20 0AZ

Proposed timber framed garden room

The committee considered these two applications together. It was noted that care had been taken to plan the project so that no excavation would be required, and to choose appropriate and sustainable materials. The proposed new structure would be more attractive than the shed it would replace, and would remain at a little distance from the main house which was listed Grade II.

RESOLVED - To recommend that the application be approved

P.601 DECISION NOTICES

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

SDNP/24/00296/HOUS - 15 Hillside Friston East Sussex BN20 0HE

Re-configuration of infill between house and garage, reposition front entrance, external alterations, lowering of rear dormer

SDNP/24/00234/TPO - The Dipperays, Upper Street, East Dean BN20 0BS

Cherry (T2) – Fell, outgrown its space and the roots are beginning to lift the surrounding paving

The committee took note of the following Discharge of Conditions:

SDNP/24/00159/DCOND - Land adjacent to Crowlink Corner Crowlink Lane Friston Eastbourne East Sussex BN20 0AX

Discharge of Conditions 4 (CEMP), 5 (Soils Management Plan), 6 (Hard and Soft Landscaping), 9 (EDS), 10 (LEMP) and 11 (Tree Protection) for SDNP/22/05685/FUL

It was noted that work had not yet begun, though some trees alongside the track had been felled and the stumps would be removed. The applicant would be responsible for any damage to verges caused during construction work, though the narrowness of the track meant that some pushing back of vegetation would be inevitable, but should regenerate naturally. Currently, the verges appeared undamaged.

The committee took note of the following retrospective application approved, the parish council having recommended refusal. Mitigating conditions recommended by the parish had been imposed:

SDNP/23/04920/HOUS - Highlands 2A Warren Lane, Friston, BN20 0HD

Retrospective application for 2 x single storey rear extensions

The committee was pleased to note that its recommendations for mitigating the impact of the project on neighbours had been adopted, in particular an amendment to the elevations to show 'a solid wall along the elevation that abuts the boundary'. Limitations had been placed on lighting, but permission had been given for 'sensor-controlled security lighting of 1,000 lumens or less which shall be designed and shielded to minimise upwards light spillage'. Such light would in fact be very strong, though intermittent.

P.602 NEIGHBOURHOOD PLAN

The Chair of the Steering Group reported that the Group now had a draft Plan (with some remaining gaps) and would have a read-through session on 23rd April, ready to send the draft to the parish council for their meeting on 9th May, and thence to the SDNPA for screening. The purpose of the screening would be for the SDNPA to check whether the draft contained any proposals which would have 'significant impacts' on the work of higher organisations such as Natural England, Historic England and the Environment Agency. However, there were unlikely to be any significant impacts, as the proposals were generally just protective. This process would take 6 to 8 weeks. The

group also planned to hold an Open Afternoon on 7th May to update the community on the content of the draft.

The committee also took note of the SDNPA's policy update following their meeting on 14 March 2024 regarding the Local Plan Review (currently in progress, and scheduled for completion in the second half of 2025). Up to date neighbourhood plans would be taken into account in this review. The timetable for preparation of East Dean's neighbourhood plan was running alongside the Review timetable and should be coordinated with it prior to its adoption.

P.603 ENFORCEMENT

There was no update from the Enforcement Officer on the outstanding case at Land Adjacent to Long View.

A query was raised regarding the outcome of the retrospective application at 20 The Brow to demolish an existing garage and construct a new double garage with a relocated driveway. *[Note by the Deputy Clerk: The parish council planning committee considered this application at their meeting on 19 May 2020 and concluded 'No objection provided the treatment of the garage roof visible from the road is sympathetic and treated with a living roof and the building is retained as a garage and cannot be incorporated into the house under permitted development.' Subsequently the application was refused by the SDNPA, and went to Appeal, where it was refused again.]*

P.604 CORRESPONDENCE

The committee was pleased to note that following the parish's recent request that clarification be supplied when any planning decision was made against the recommendation of the parish council, a positive response had come from the SDNPA (e.g. the retrospective permission granted at Highlands).

P.605 WEALDEN LOCAL PLAN

The committee took note that Wealden District Council's draft Local Plan was currently out for consultation (ends Friday 10th May 2024): <https://www.wealden.gov.uk/planning-and-building-control/planning-policy/wealden-local-plan/>

P.606 FUTURE SHAPE OF THE PLANNING SYSTEM

The committee took note of the information which had been circulated from a webinar attended by the Chair. In particular, it was clear that the planning system was understaffed and was in a state of transition with an uncertain end date. Because of this the SDNPA sought to adapt its processes 'so that we can proceed either under the new planning system being introduced under the Levelling Up and Regeneration Act 2023, or under the existing planning system if the current deadlines are moved back, for instance due to a General Election.' Members agreed that whatever the outcome of an election, there was likely to be a directive to supply more houses in the South East.

The Chair also reported that many parishes had not prepared Neighbourhood Plans, and that credit was due to this parish for having a project that was well advanced.

P.607 URGENT ITEM – for discussion but not decision

The Chair of the council proposed that planning committee meetings should be moved to the third Thursday in the month (instead of the third Tuesday), and that new applications should in future be considered at full council, except when a stand-alone meeting was required by reason of the volume of applications and/or something controversial arising. All those present agreed. The proposal would need to be ratified by full council and publicised in advance of any changes. **ACTION: SA to put this on the agenda for the May council meeting**

P.608 DATE OF NEXT MEETING (if required): - Thursday 23rd May 2024 in the Small Hall of the Village Hall, East Dean, starting at 7.30 pm

There being no further business, the meeting closed at 8.03 pm

Signed..... (Chairman)

Date.....