



East Dean & Friston P a r i s h C o u n c i l

Minutes of a Meeting of the Planning Committee held in the Small Hall of the Village Hall, East Dean at 6.30 pm on Tuesday 15th January 2019

Present: Cllr T Bryant (Chair), Cllr N Day, Cllr L d'Urso, Cllr P Hill, Cllr M Keller and Cllr P Seeley

In attendance: P Williamson (Tree Warden); K Larkin (Parish Clerk)

There were five members of the public present during the Public Session; a sixth joined the meeting during Item P.989.

PUBLIC SESSION

Upfolds (Old Willingdon Road) – two residents of adjoining properties asked whether the proposal to build a new four bedroom house in the rear garden constituted over-development. The plot had already been reduced in size and would be further reduced, with the new dwelling having a very small plot and no garage. The new build would be directly in line with Friston Cottage, whose windows all faced that way, and could affect its light. It would be out of character with the main house and its surroundings. It would also increase traffic on Old Willingdon Road, which was single track, and introduce vehicle movements along the side boundary between Upfolds and Friston Cottage. Residents of other nearby properties might also object to the application. Site notices had not yet been put up.

The applicant in response stated that the site was in fact of reasonable size and that efforts had been made to keep the new build at a distance from Friston Cottage. There were large trees on the common boundary which should prevent the light or outlook from the Cottage being adversely affected. A neighbour responded that it was feared that some of the boundary trees might be lost.

The Chair closed the Public Session and opened the meeting

P.982 Apologies for absence: - Cllr K Godden

P.983 Declarations of Interest: - None

P.984 Minutes of the previous meeting: the Minutes of the meeting held on 18 December 2018 were confirmed as a correct record and signed by the Chair

P.985 AMENDED APPLICATION

SDNP/18/03970/FUL – Land adjacent to Crowlink Corner, Crowlink Lane, Friston BN20 0AX

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

The committee noted that the application had been amended to reduce the scale of the

project (specifically the width of the track), and that clarification had been supplied regarding the red line of the site, which did not need to be altered as no works were proposed to be done outside it; and the management of trees. The council had received information that the SDNPA Planning Committee might now determine the application at their meeting on 14 March.

Standing Orders were suspended to enable the applicant to object that she had not heard of any proposal to extend the deadline for determination. Standing Orders were re-imposed.

The committee noted that a fresh report from the tree officer of Wealden District Council had now been published, and as yet the applicant had not responded to that. Moreover, a substantial objection from a number of Crowlink residents had not been recorded correctly on the SDNPA website. Therefore, it was not yet possible for the council to assess the views of the community on the revised application. It was agreed to ask the SDNPA for an extension to the consultation period, to 20th February, to enable the matter to be considered at the next parish planning committee meeting on 19th February **ACTION: KL**. The SDNPA should also be asked whether the application would come before their Planning Committee on 14 March for 2019 for determination.

P.986 NEW APPLICATIONS

SDNP/18/06400/HOUS – 25 Sussex Gardens, East Dean BN20 0JF

Proposed single storey rear extension

The Committee noted that this was a modest development entirely to the rear of the property.

RESOLVED - Not to object to the application

SDNP/18/06515/FUL – Upfolds, Old Willingdon Road, BN20 0AS

Proposed four bedroom house and three bay garage for existing house

The committee noted that although the proposed new build would be fairly tight on the plot, it had been calculated that the average density of 5-6 dwellings per hectare in the Friston low density housing area would just be maintained if the development were allowed. A backland development had already taken place at a neighbouring property.

Development Guideline DG4 of the Village Design Statement stated that 'Development should respect the scale, height, form, materials and proximity of neighbouring properties and the streetscape, and should not impact adversely on local distinctiveness or the rural nature of the settlements. Development should specifically reference the forms, features and materials identified in the VDS'. There was unease that the nature of the area was in fact being changed due to slight over-development of the site. It would not be possible to provide a garage for the property in future unless it came very close to the boundary with Friston Cottage and impacted on the boundary trees. It was therefore proposed to respond to the SDNPA 'That the development of the site could be acceptable in principle, but that the design currently proposed was too large for the site, and the need for garaging should be addressed'.

RESOLVED - The motion was put to the meeting and declared carried unanimously.

P.987 DECISION NOTICES

The committee took note of the following applications approved by the SDNPA:

SDNP/18/05565/HOUS – 25 Warren Lane, Friston, BN20 0EP

Proposed alterations and extension to create new entrance with enlarged rooms throughout

SDNP/18/05754/HOUS – 36 Summerdown Lane, East Dean, BN20 0LE

Proposed extension to existing converted loft space with hip to gable roof extension, dormer extensions to the front, roof windows and associated alterations

P.988 ENFORCEMENT

The following were discussed:

- a) TV mast at The Link - the erection of a new TV mast at The Link had been approved in 2015 under reference SDNP/15/04599/FUL. It was a condition of the permission that the old mast be removed within six months of the new one being installed, as it was said to pose a safety risk. The new mast had been installed on 19 July 2018 (albeit not yet operational) but the old one was still there. This should be raised with the SDNPA. **ACTION: KL.**
- b) Land adjacent to Long View – the continued presence of hoardings around this site should also be raised with the SDNPA **ACTION: KL**
- c) There were no updates on other current actions at East Dean Place and 21 The Brow.

P.989 NEIGHBOURHOOD PLAN

The committee took note that a number of residents had volunteered to serve on a Neighbourhood Plan Steering Group, in response to public notices.

Standing Orders were suspended to enable a member of the public to clarify that there were two volunteers from the Hedgehog Street Group offering to serve, not one. The Chair confirmed that this would be welcome. Standing Orders were re-imposed.

The Chair noted that there were now eight residents willing to serve, with a good geographical spread and a variety of interests. It was agreed that Mr C Davies Gilbert or Mrs Davies Gilbert should also be invited to participate. The parish council would be represented by Cllr Bryant (Chair); Cllr d'Urso; Cllr Godden; and Cllr Keller. However, membership would remain open to further offers from residents until the Group began work in February 2019. It would be serviced by the new Administrative Assistant, Mrs Stephanie Mills.

P.990 PROTECTING AND ENHANCING ENGLAND'S TREES AND WOODLANDS

The committee took note of a DEFRA consultation on bringing in new measures to improve community consultation and clarify responsibility for the felling of street trees. This did not directly affect the parish and was more relevant to urban areas. No response need be sent.

P.991 CORRESPONDENCE

- a) Crowlink Corner – an email had been received from the National Trust who had been invited to comment on the objections made by the parish council to the proposed

access track. The Trust saw no need for any trees to be felled; maintained its objection to the provision of a parking and turning area; gave neutral comments on the choice of materials (but objected to the excessive width of the proposed track); and requested an archaeological watching brief. There was therefore no change to the Trust’s position, but the response pre-dated the recent amendment of the planning application.

Standing Orders were suspended to enable the applicant to object that she had not seen this correspondence. A copy was shown to her. The applicant requested that a copy be supplied to her, and the committee had no objection to this. Standing Orders were re-imposed.

- b) South Downs Local Access Forum – the committee took note of the existence of this Forum and agreed that the parish should register for inclusion in regular mailings. **ACTION: KL**. It was noted that central government intended to impose a guillotine date on applications to reinstate historic paths and bridleways.

P.992 URGENT ITEMS – if any, for discussion but not decision

P.993 DATE OF NEXT MEETING: - Tuesday 19th February 2019 in the Small Hall of the Village Hall, East Dean, starting at 6.30 pm

There being no further business, the meeting closed at 7.16 pm.

Signed..... (Chair)

Date.....