



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 19th February 2019

Present: Cllr T Bryant (Chair), Cllr L d'Urso, Cllr K Godden and Cllr P Seeley

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

There were 15 members of the public present

PUBLIC SESSION

Crowlink Corner – in answer to a question the Chair stated that the published report by the Clerk was a factual update on progress with this application since the last round of debate, and would be discussed during the meeting. A resident queried whether the report was correct in suggesting that the issue over works to trees had been fully resolved. This and other unresolved issues, including the lack of parking to make the scheme work, and the excessive width of the track, meant that the council should maintain its previous objection to the application.

The applicant spoke in support of the application, stating that no trees should be lost (in particular the ash tree T1 would be protected); and that the width of the track would be 1.7m. She required a safer access to the property and would not regard the installation of a sprinkler system as an adequate alternative. Parking would continue as at present. The applicant also complained about the opposition to the application.

The Chair stated that the committee must focus on material planning considerations.

[Note by the Clerk: The parish council upholds the statutory right of members of the public to submit comments to the local planning authority, in this case the SDNPA, on any application, for publication on the planning portal. The submission of a robustly critical objection through the statutory system is not, and should not be portrayed as, in any way improper. It is the exercise of an ordinary right. The applicant has an equal right of comment through the system.]

26 The Ridgeway – a request was made that if this application were approved a condition should be imposed requiring the driveway to the new garage to be constructed first. The property was located on a bus route and almost opposite the junction with The Brow. It would therefore ease congestion and promote safety if contractors' vehicles could be kept off the road as much as possible. The Chair stated that the committee would bear this in mind.

The Chair closed the Public Session and opened the meeting

P.994 Apologies for absence: - Cllr N Day, Cllr P Hill, Cllr M Keller

P.995 **Declarations of Interest:** - None

P.996 **Minutes of the previous meeting:** the Minutes of the meeting held on 15 January 2019 were confirmed as a correct record for signature by the Chair

P.997 AMENDED APPLICATIONS

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 considered the update report prepared by the Clerk, and noted the comments made in the Public Session. The following points were discussed:

- Removal of trees – members agreed that the issues over tree removal had been largely resolved. The threat to the Corsican Pines within the licensed parking area had been addressed by the applicant suggesting a no dig solution which involved an alternative proprietary plastic tray system to be filled with limestone. This was welcomed but the tree experts' report still suggested some excavation, albeit less than that proposed for the main track. The committee stressed a preference for a no dig solution. This would involve the track being laid on top of the existing ground levels in the area of the Corsican pines.
- Provision of parking/turning area – The red line area of the application site as shown was not in the right place to deliver access to Crowlink Corner such as would provide parking and turning, contrary to what was claimed in the application. There was very little space within the licensed, wooded enclosure adjacent to the property [see above regarding removal of trees]; and parking within the National Trust's field would be contrary to the status of the field. This was the primary unresolved issue and it was necessary that it be addressed.
- Width and construction of the track – the combined width of the two hard sections of the track as currently proposed would be 2 x 0.850m, plus a central grass strip of 0.8m, resulting in an overall width of 2.5, slightly less than the 2.75m originally proposed. Even so, the section drawing showed that the excavations required to install the 200mm hardcore foundation for the limestone surface layer would be wider than the visible track, and the volume of material to be removed would still make this a substantial engineering project. The scale of the excavations could affect trees along the route of the track, even if the intention was to protect them above ground level. This issue was only partially resolved. The idea was put forward that the no-dig system proposed for use in the licensed enclosure should be employed along the whole length of the track as this would radically reduce the impact of the construction by virtue of a reduced depth of excavation. The committee saw merit in this proposal, whilst noting that it was not the preferred option of the National Trust.
- Materials of the track – the use of limestone had previously been queried by the council as a result of advice given by the SDNPA during the pre-application stage. However, as the limestone proposed by the applicant was acceptable to the National Trust, it was agreed to treat this issue as resolved.

- Access down Crowlink Lane – concern was also expressed at the effect of construction traffic on the narrow Lane used to access not only Crowlink Corner but also other properties.

In conclusion, the committee expressed some sympathy for the applicant's desire to have a better access track, and acknowledged that the applicant had made an effort to address previous objections. However, some further negotiation was required, and the committee could not support the application as it currently stood. It was expected that the application would be determined by the SDNPA Planning Committee at their meeting on 14 March.

RESOLVED – To object to the application insofar as the five issues discussed remained unresolved.

Ten members of the public left the meeting.

SDNP/18/06060/HOUS – 26 The Ridgeway, Friston BN20 0EU

Proposed detached annex building, carport and pitched roof single storey kitchen/breakfast extension. Internal alterations to convert the existing loft to provide additional master bedroom with en-suite facilities to include dormer windows to front and rear elevations and timber cladding to all elevations

Members agreed that the amended proposals which had been scaled back to locate the new garage on the spot previously allocated to a residential annex, were an improvement on the original plans. The suggestion made in the Public Session that a planning condition be imposed requiring the new driveway to be constructed first, was supported on grounds of safety and convenience.

RESOLVED - Not to object to the amended application, but to request that a planning condition be imposed requiring the new driveway to be constructed first.

P.998 NEW APPLICATIONS

SDNP/18/06521/HOUS – 58 Michel Dene Road, East Dean BN20 0JY

Retrospective application for the retention of relocated side window and alternative decking

The Chair reported that this application had mistakenly been approved under delegated powers prior to the deadline agreed by the SDNPA for the parish council's comment.

SDNP/19/00110/HOUS – 23 Warren Lane, Friston, BN20 0EP

Single storey and two storey extension to rear; single storey porch extension to front

The Chair reported that this application had mistakenly been approved under delegated powers prior to the deadline agreed by the SDNPA for the parish council's comment.

SDNP/19/00541/HOUS - 19 The Link East Dean BN20 0LB

Raised composite deck with part replacement class balustrade to existing raised terrace along with new glass balustrade to raised deck pathway

Members agreed that the proposed alterations would improve the quality of the finish at this property.

RESOLVED - To recommend that the application be approved

SDNP/19/00599/HOUS - Sullivans Gilberts Drive East Dean BN20 0DL

Utility Extension and Replacement Garden Structure

Members noted that this property had already been considerably extended. There was some concern over the height of the summerhouse due to the lie of the land, but it was agreed that the structure would hardly be visible from Gilberts Drive.

RESOLVED – Not to object to the application

P.999 DECISION NOTICES

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

SDNP/18/06040/HOUS – 10 Wenthill Close, East Dean BN20 0HT

Proposed loft conversion including replacement of single flat roofed dormer at front with two pitched roof dormers, insertion of Velux roof lights to front and rear roof slopes together with removal of two chimney stacks

SDNP/18/05825/HOUS – 26 Hillside, Friston BN20 0HE

Proposed Summerhouse

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

Proposed single storey rear extn

- b) The committee took note of the following application refused by the SDNPA:

SDNP/18/05886/HOUS – 22 The Brow, Friston, BN20 0ES

Proposed ground and lower ground floor extension to consist of new larger living room on ground floor and new garden room on lower ground floor

[Note: the parish council did not object to this application]

- c) The committee took note of the following discharge of conditions by the SDNPA:

SDNP/19/00365/DCOND / SDNP/19/00613/DCOND - Birling Manor Gilberts Drive East Dean BN20 0AA

Partial Discharge of Condition 3 (a) on planning permission and Listed Building Consent SDNP/18/04796/HOUS and SDNP/18/04797/LIS. Discharge of Conditions 9 on Listed Building Consent SDNP/18/04797/LIS

P.1000 CORRESPONDENCE

The following matters were discussed:

- a) Trees at Friston Green – a resident had complained about a parish council report in the parish magazine from November 2018 which stated: *'TREES – unauthorised felling of trees had occurred on PC land adjacent to Friston Green as well as church*

land. Letter of complaint sent to originator of work'. The resident asked for an apology. The Chair stated that the report was purely factual and the council stood by it.

- b) Crowlink Corner – the same resident had complained about the handling of the Crowlink Corner planning application:
 - 'Lamping' - the first version of the published draft Minutes of the committee meeting held on 21 August 2018, and the council's response to the SDNPA based on those minutes, had included a reference to 'lamping' in the field adjacent to Crowlink Corner when in fact there was no evidence to show that this activity was in any way connected with that property. The reference had promptly been deleted. The Clerk apologized for the error.
 - Email from the National Trust to the council – there had been a very short and necessary delay between the resident requesting a copy of this email at the January committee meeting and the copy being supplied. The resident asked why the email had not been discussed in January, and whether copies had been supplied to anyone else. The Chair drew attention to Minute P.985 from the January meeting at which the committee's decision to request an extension of time from the SDNPA was fully explained. The granting of an extension had in fact benefitted the applicant as the debate had progressed during January and February. The council had not supplied a copy of the email to anyone else, nor would it expect to do so.
 - Objections to the application – the council did not endorse the resident's criticisms of those who objected to the current planning application.
- c) 5 Elven Lane – the committee had been requested by the council to follow up a report of possible enforcement action at this property, not instigated by the council. Confirmation had been received from the SDNPA Enforcement officer that no enforcement action was required in connection with current building works at this property. The resident had been informed.

P.1001 ENFORCEMENT

The committee took note of the following updates received from the SDNPA Enforcement officers:

- a) TV mast at The Link – the requirement to remove the old mast would be checked against the planning conditions
- b) Land adjacent to Long View – builders' boards should not remain after building work had ceased. The landowners would be asked for an update and if work had ceased the boards must be removed.
- c) East Dean Place – enforcement action was ongoing
- d) 21 The Brow – enforcement action was ongoing. It was noted that a gate had recently been removed.

These actions had been on the agenda for many months. The committee agreed that such delays could undermine the democratic process. The recent failure of planning officers to await the recommendation of the parish council in two cases was also a cause of serious concern. It was now urgent that the liaison meeting first requested by the parish in August

2018 should actually take place. A letter should be sent to the Minister for Communities and Local Government . **ACTION: TB/KL**

P.1002 NEIGHBOURHOOD PLAN

The committee noted that the first meeting of the Neighbourhood Plan Steering Group was about to take place, and the Group would report regularly to the council.

P.1003 LOCAL PLAN

The committee took note of the main modifications proposed by the inspector to the pre-submission local plan ref: <https://www.southdowns.gov.uk/planning/national-park-local-plan/south-downs-local-plan-main-modifications/> . There was a modification confirming that the housing provision figures for East Dean & Friston (and some other parishes) had already been met through sites allocated in the Pre-Submission Local Plan having been subsequently built out. The parish therefore no longer required an allocation policy. This confirmation was welcomed.

The committee also noted a report by the Clerk listing all the policies in the draft Local Plan which were referred to in the Village Design Statement, with their current policy numbers and page references, as they appeared in: https://www.southdowns.gov.uk/wp-content/uploads/2018/11/Exam_Version_SDLP-Watermarked-for-website.pdf . The VDS remained fully supported by the Local Plan, though the implications of the new baseline date of 18 December 2002 for the calculation of dwelling sizes had yet to come into effect.

P.1004 URGENT ITEMS: – None.

P.1005 DATE OF NEXT MEETING: - Tuesday 19th March 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 7.33 pm.

Signed..... (Chair)

Date.....