



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 16th April 2019

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

In attendance: P Williamson (Tree Warden); S Mills (Admin Assistant)

There was 1 member of the public present

PUBLIC SESSION

4 Warren Lane

The applicant spoke in support of the application and explained that the current layout of the house has a small kitchen with no garage and this application proposes to provide a small extension to the kitchen linked to a new double garage at the side. The applicant explained that the Village Design Statement had been taken into account with regards to maintaining the style and character of the residence and to ensure that it is in keeping with the rest of the properties in the area. The gutters will be taken to soakaways and the new driveway is permeable so there will be no issues with run-off. The applicant intends to employ local contractors and will ensure that the site is kept tidy and the roadway clear.

The Chair closed the Public Session and opened the meeting

P.1018 Apologies for absence: - Cllr P Hill, Cllr K Godden and Cllr N Day

P.1019 Declarations of Interest: - Cllrs Bryant, Keller, Seeley and d'Urso declared a non-pecuniary interest in item P.1022, application SDNP/19/01205/HOUS as the applicant served on the Parish Council until recently.

P.1020 Minutes of the previous meeting: the Minutes of the meeting held on 19 March 2019 were confirmed as a correct record for signature by the Chair.

P.1021 AMENDED APPLICATIONS

SDNP/19/01258/CND - 5 The Outlook Friston BN20 0AR

Variation of Condition 2 on planning permission SDNP/18/03703/HOUS - To extend the kitchen further by 1.0 and 0.2m.

Members reviewed the application and plans and agreed that the extension was within permitted parameters.

RESOLVED to present no objection.

SDNP/19/01666/CND - Sullivans Gilberts Drive East Dean BN20 0DL

Variation of Condition 2 on planning permission SDNP/19/00599/HOUS - Replacement of approved drawings for the proposed relocation of the studio structure only.

Members reviewed the application and revised drawings and agreed that the relocation of the studio was a minor material change that did not increase floor space or detrimentally affect the application.

RESOLVED to present no objection.

P.1022 NEW APPLICATIONS

SDNP/19/01205/HOUS - 4 Warren Lane Friston Eastbourne East Sussex BN20 0HA

Kitchen and garage extension, with proposed driveway.

Members reviewed the application and plans and agreed that the nature of the property, being a 4 bedroom house, will remain unchanged.

Standing Orders were suspended to enable the Chair to clarify with the applicant whether a building on the plan was a summer house, the applicant confirmed that it was and Standing Orders were re-imposed.

Members agreed that the re-citing of the driveway from Hillside to Warren Lane, with the new driveway entrance between 2 eucalyptus trees, would be a major benefit.

RESOLVED to support the application subject to the existing driveway being blocked up for vehicular access.

SDNP/19/01364/HOUS - 22 The Brow East Dean Eastbourne East Sussex 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.

Members reviewed the application and plans and agreed that it was likely that the application was within the parameters of permitted development, but was acceptable in any event.

RESOLVED to present no objection.

P.1023 DECISION NOTICES

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

SDNP/19/00602/HOUS – 95 Michel Dene Road, East Dean, BN20 0LA

Erect white PVCu framed orangery to rear of property.

SDNP/18/06060/HOUS - 26 The Ridgeway Friston, East Sussex BN20 0EU

Proposed detached car port, single storey kitchen / breakfast extension form in timber cladding and loft conversion involving install of dormer windows.

SDNP/18/06515/FUL - Upfolds Old Willingdon Road Friston BN20 0AS

Proposed four bedroom house within the subdivided curtilage of Upfolds.

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

Utility Extension and Replacement Garden Structure. [Note this application has a variation of Condition 2, SDNP/19/01666/CND discussed under Agenda Item 4]

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

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

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

None to note.

P.1024 ENFORCEMENT

The Chair noted that, following correspondence from the SDNPA, the Parish Council will no longer receive monthly updates regarding outstanding enforcement issues and an update on progress will now be provided by the SDNPA every three months. It was agreed that the Chair will write a letter to the SDNPA outlining the concerns of the PC about this extended period between updates and will request a meeting to discuss further. **ACTION: TB**

Outstanding Enforcement Issues latest update:

- a) TV Mast at The Link – no further update;
- b) Land adjacent to Long View – no further update;
- c) East Dean Place – no further update;
- d) 21 The Brow – no further update.

P.1025 NEIGHBOURHOOD PLAN

The SDNPA has not yet designated the Neighbourhood Plan Area and the Admin Assistant will continue to progress this with them. The Neighbourhood Plan Steering Group met on 21st March and conducted a brainstorming session to ascertain the most important issues for the group; this output will be used as a starting point to inform discussions with the whole community over the coming months. A presentation regarding Neighbourhood Planning will be given at the Village Meeting on 17th May.

P.1026 LOCAL PLAN

Consultations on the Main Modifications to the Local Plan finished on 28th March 2019 and responses are now being collated.

P.1027 CORRESPONDENCE

The following matters were discussed:

a) The Fridays landscaping

The Parish Council has received correspondence from residents concerned about apparent landscaping work being undertaken behind the Fridays and queries regarding whether there had been any changes to planning requirements. The Admin Assistant confirmed that no new or amended applications relating to the land behind the Fridays had been received and a member of the Planning Committee has visited the site and confirmed that the landscape work appeared to relate to planting and landscaping only. Members agreed that the planting is currently less than what was agreed but further planting may be undertaken. If no further planting has been put in place before the next Planning Committee, the Admin Assistant will contact the Gilbert Estate to ascertain the status of future planting timescales. **ACTION: SM**

Further correspondence had been received from residents regarding the unfinished landscaping around the gated entrance to the cricket pitch which is currently white chalk with protruding flint in places. Members agreed that the protruding flint presents a health and safety issue and that the area requires topsoil and turfing. It was agreed to request that the Clerk composes a letter to be sent from the Chair of the Parish Council to the Gilbert Estate raising the contractual liabilities and potential claim issues of the entrance in its current condition and requesting for the area to be completed. **ACTION: KL**

b) Trees adjacent to Crowlink Place

Members received an update from the Tree Warden referring to correspondence from the SDNPA regarding a request to place Tree Preservation Orders on trees on the verge between Crowlink Lane and Crowlink Place. The SDNPA confirmed that the Wealden Tree Officer has made an assessment of the trees and deemed them not suitable for a TPO in this instance. The Tree Warden will pursue this case with Wealden District Council.

P.1028 URGENT ITEMS

There were no urgent items to note.

P.1029 DATE OF NEXT MEETING: - Tuesday 21st May 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 7:10 pm.

Signed..... (Chair)

Date.....