



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 21 May 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); J Tatum (Admin)

There was one member of the public present

PUBLIC SESSION

20 Elven Lane – the applicant spoke in support of this proposal for the formation of a rear deck, at ground level relative to his house but raised thereafter due to the downward slope at the rear of the property. A neighbour had objected to the application stating that it would compromise his privacy; give rise to noise; be disproportionate in size; and be unsympathetic to its surroundings in its design. However, the applicant produced photos taken from his property demonstrating that the extent of overlooking would in fact be minimal; that the size and height of the proposed deck would be within Permitted Development criteria; and that the proposed materials – glass and steel – had recently been approved at another property. Five of the six neighbouring properties already had rear developments, including the objector's property. Other minor works recently completed at 20 Elven Lane had been done in full compliance with Permitted Development and Building Regulations.

The Chair closed the Public Session and opened the meeting

P.1 Apologies for absence: - Cllr K Godden; Cllr B Wheatley

P.2 Declarations of Interest: - Cllr L d'Urso – 20 Elven Lane (known to the applicant)

P.3 Minutes of the previous meeting: the Minutes of the meeting held on 16 April 2019 were confirmed as a correct record and signed by the Chair.

P.4 NEW APPLICATIONS

SDNP/19/01928/HOUS – 20 Elven Lane, East Dean BN20 0LG

Formation of rear deck

The committee noted the points made in the Public Session.

Standing Orders were suspended to enable the applicant to answer detailed questions on the height and access to the proposed deck. Standing Orders were re-imposed.

In further discussion, members agreed that the structure would not overlook neighbours to any significant extent, and that there was precedent for the design and materials proposed.

RESOLVED - Not to object to the application

SDNP/19/01978/HOUS – 14 Hillside, Friston BN20 0HE

Erect replacement conservatory at the side

The committee noted that the new conservatory would have a footprint almost identical to the existing one, and must have only marginally exceeded Permitted Development criteria. There had been no objections from neighbours.

RESOLVED - Not to object to the application

P.6 DECISION NOTICES

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

SDNP/19/00696/HOUS – Green Acre, 13 Windmill Lane, Friston BN20 0EJ

Demolition of garage and replace with 2 storey side extension, demolition of conservatory and replace with orangery, further 1st floor extension

The parish council had objected to the scale of the original proposals, which would have increased the size of the property by 48%. The application had been amended to a 35% increase prior to approval.

SDNP/19/00974/HOUS – Highlands, 2A Warren Lane, Friston, BN20 0HD

Conversion of detached double garage to form new family room plus link extension containing 2 shower rooms

The parish council had objected to this application on grounds of the potential for (a) a change of use, and (b) for the new build to function as a separate dwelling. Both of these objections had been dealt with by planning conditions prohibiting change of use or separate occupation.

SDNP/19/01364 – 22 The Brow, East Dean 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

P.7 ENFORCEMENT

The committee noted that there were no updates on the following outstanding matters:

- a) TV mast at The Link
- b) Land adjacent to Long View
- c) East Dean Place
- d) 21 The Brow

Crowlink Place - The Enforcement Officer had visited in view of concerns raised by the Tree Warden that excavations for foundations were taking place so close to trees in Crowlink Lane that the trees could not survive. This was due to the scale of demolition and rebuilding being greater than originally shown. [Further excavations which had been noted due to the installation of an electric cable alongside Friston Pond had been properly undertaken as permitted development]. The Enforcement Officer had no objections to the work done but in

view of the stringent conditions applicable to the project he had requested a timeline for the remainder of the work and would arrange a further visit with the applicant. It was noted that a bat licence had been granted by Natural England retrospectively on 11 April, and a pre-commencement archaeological condition had been discharged.

19 The Link – the SDNPA had been notified of extensive work being undertaken to the rear of this property and a report was awaited.

P.8 NEIGHBOURHOOD PLAN

The Chair reported that a meeting had been held on 20 May with the SDNPA officer overseeing Neighbourhood Planning. Discussion had focused on the parish’s reasons for preparing a Plan, bearing in mind that such plans could not achieve everything that residents might hope for, and that expectations should not be raised too high. This applied particularly to highway matters, and should be made clear to residents at the outset. Subject to that, the parish was encouraged to proceed by engaging as widely as possible with the community e.g. at local events, before issuing a questionnaire to take the proposals to the next level. It was noted that there had been a positive response to the NP presentation at the Annual Village Meeting on 17 May 2019.

A further request had been made for a parish liaison meeting and the SDNPA officer had agreed to support this request.

P.9 LOCAL PLAN

The Chair reported that the SDNPA’s new Local Plan was expected to be adopted at the beginning of July. Existing Village Design Statements could in principle be re-adopted under the new Plan but the East Dean & Friston VDS was being reviewed and would be incorporated into a Neighbourhood Plan. This proposal had been approved by the SDNPA.

P.10 CORRESPONDENCE

The Chair reported that the Parochial Church Council had sent advance notice of a proposed planning application to install a composting toilet at Friston Church in the extension to the churchyard. The proposal had been approved in principle by the Diocesan Advisory Committee and the PCC subject to planning, building regulations and other requisite approvals. The PCC was currently consulting locally. The committee took note.

P.11 DATE OF NEXT MEETING: - Tuesday 18 June 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 7.07 pm.

Signed..... (Chair)

Date.....