



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 18 June 2019

Present: Cllr M Keller (Acting Chair), Cllr K Godden, Cllr J Walker and Cllr B Wheatley

In attendance: K Larkin (Parish Clerk)

There were two members of the public present

PUBLIC SESSION

1 Summerdown Lane – the applicant spoke briefly in support of this application.

The Chair closed the Public Session and opened the meeting

P.12 Apologies for absence

Cllr T Bryant, Cllr N Day, Cllr L d'Urso, Cllr P Hill, Cllr P Seeley, and P Williamson (Tree Warden). Members agreed that Cllr Keller should act as Chair for the meeting.

P.13 Declarations of Interest

Cllr K Godden and Cllr J Walker – 1 Summerdown Lane (acquainted with applicant)

P.14 Minutes of the previous meeting

The Minutes of the meeting held on 21 May 2019 were confirmed as a correct record and signed by the Acting Chair.

P.15 NEW APPLICATIONS

SDNP/19/02471/HOUS – 1 Summerdown Lane, East Dean, BN20 0LF

Two story extension to the rear with associated alterations including replacement of conservatory roof and installation of roof windows

Members noted that this was a two storey property with a detached garage and a conservatory. The proposal was to enlarge the garage, attaching it to the house and enlarging the existing small kitchen. A bedroom over the garage, currently accessed only from outside the main dwelling, would be accessed by a new staircase from within. The conservatory would be roofed over (faux ridge) to provide a family room. The number of bedrooms would not increase and the essential nature of the property would remain unchanged. The increase in living area had been calculated by the architect at 15%. The garage extension would not lend itself to use as a separate dwelling and there were no long views to be compromised by the closure of the gap between the garage and the main house. The extension would be well screened to the side of the property. The proposed scheme was compliant with the Village Design Statement both in materials and in scale.

RESOLVED – To recommend that the application be approved

SDNP/19/02676/HOUS – 6 The Outlook, Friston, BN20 0AR

Proposed front entrance porch

Members noted that a very similar porch had already received planning permission at a neighbouring property. The proposal was in scale with the house and in keeping with its surroundings, and would have little or no effect on sight lines from neighbouring properties.

RESOLVED - To recommend that the application be approved

P.16 DECISION NOTICES

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

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

Formation of rear deck

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

SDNP/19/01205/HOUS – 4 Warren Lane, Friston, BN20 0HA

Kitchen and garage extension with proposed driveway

The committee had had reservations about this application but had not recommended refusal. Nevertheless the reasoning behind the planning authority's decision, based on the percentage increase in living accommodation and quoting from the Village Design Statement, was appreciated.

P.17 ENFORCEMENT

There were no updates on the five outstanding matters:

- a) TV mast at The Link
- b) Land adjacent to Long View
- c) East Dean Place
- d) 21 The Brow
- e) 19 The Link

The committee reviewed the problems involved in each case. There was concern that the planning authority might be under-resourced for enforcement purposes. A Freedom of Information request should be sent to find out how many enforcement officers the SDNPA had, on what basis this number was calculated, and whether national guidelines were being followed (**ACTION: KG**). A letter expressing the parish's concerns should be sent to the Chair of the SDNPA Planning Committee (appointment pending) and copied to the Head of Planning; District Cllr Lunn (Wealden District Council's SDNPA representative); the East Sussex parishes' SDNPA representatives (appointments pending); and Maria Caulfield MP. (**ACTION: MK/KL**)

P.18 NEIGHBOURHOOD PLAN

The June meeting of the Steering Group had been postponed. Meanwhile members of the Group were contacting local clubs and societies giving notice of the consultation leaflet which would be circulated to all households, and of the stall the Group would man at the

Village Fete. The current phase of preparation was entirely geared to local consultation. The committee re-affirmed the interest of the council in establishing a timeline for the completion of the project. **ACTION: TB/LD.**

P.19 LOCAL PLAN

The consultation on the Main Modifications arising from the statutory series of public hearings closed on 28 March 2019 and the Inspector’s final report was awaited. The Adoption of the Plan was still scheduled on the SDNPA website for ‘spring 2019’.

P.20 TREE WARDEN REPORT

The committee considered the outstanding matters from the report of the Tree Warden to the June parish council meeting, 19-06 Report Item 10 sections 3 and 4, as follows:

- a) Tree Preservation Orders – the Warden had found the records available to be contradictory, incomplete and out of date. He was gradually checking TPO sites on the ground so that: (i) a spreadsheet could be compiled to record ongoing developments for the Council; (ii) the current SDNPA map could be corrected; and (iii) updated information could then be shared with WDC, ESCC and the SDNPA. Members agreed that this would be a very useful exercise. **ACTION: PW**
- b) Dutch Elm Disease – ESCC had delayed felling some diseased trees for budgetary reasons and this had allowed the disease to spread, placing further pressure on the ESCC budget. The Warden proposed that in future he should communicate direct with the ESCC officer so as to keep track of the state of the elms and the progress of works required, and report to the parish council. Members agreed that this too would be very useful. **ACTION: PW/KL.** [Reports to go to full council].
- c) Monitoring – members agreed that it would be useful for the Warden to monitor the state of trees which might be vulnerable due to building work e.g. at Crowlink Place and Crowlink Corner. A further check should be done on the timescale for the landscaping requirements at the new housing development on Gilberts Drive. **ACTION: PW/KL**

RESOLVED – That the report of the Tree Warden be noted and action taken as discussed.

P.21 APPOINTMENT OF SDNPA PARISH MEMBERS 2019

The committee cast the council’s two votes.

P.22 CORRESPONDENCE

The committee took note of a proposal from the Parochial Church Council to install a composting toilet in the churchyard extension at Friston. Members thanked the PCC for the advance notice and would await receipt of the full planning application.

P.23 URGENT ITEMS

East Sussex County Council had announced that it would transfer ownership of the Seven Sisters Country Park to the South Downs National Park Authority in March 2020, subject to due diligence. Members took note and hoped that no conflict of interest would arise in any future planning applications affecting the park.

P.24 DATE OF NEXT MEETING: - Tuesday 16 July 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 7.23 pm.

Signed..... (Chair)

Date.....