



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 16 July 2019

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

In attendance: Cllr V Rowlands (SDNPA East Sussex Parishes representative) (Items P.31-P.32); P Williamson (Tree Warden); K Larkin (Parish Clerk)

There were five members of the public present

PUBLIC SESSION

9 The Link – five residents objected to this application to extend and alter the character of the property, providing an internally self-contained annex for a disabled relative:

- the scale of the extension (calculated by the architect at 38%) considerably exceeded the 30% limit set by the Local Plan policy SD31: Extensions. It would be too big for its location.
- the proposed design and materials would radically change the appearance of the property, making it incompatible with the rest of the street scene, contrary to Local Plan policy SD5: Design
- the property sat on a high hillside, clearly visible from the A259 and other vantage points, which in combination with the radical change of appearance would contravene Local Plan policy SD6: Safeguarding Views
- the combination of the high site and new balconies would mean that a number of neighbouring gardens and windows could easily be overlooked, resulting in loss of privacy
- the extended property would lose half the front garden and keep only two parking spaces on site, yet there was very limited capacity for on-street parking.
- the application was inaccurate in some of its particulars: the property was already a 4 bedroom detached house (not three); badgers, slow worms and dormice (all protected species) had been seen at a neighbouring property and were likely to be present on the site of No.9; the text of the application referred to a side entrance to the annex but this was not shown on the plans, and access would not be particularly easy for a disabled resident.
- there was potential for light pollution and additional stress on local utilities, water and drainage in particular already being at full capacity.

It was noted that no pre-application advice had been sought from the planning authority, and the application conflicted both with the Local Plan and the Village Design Statement

Enforcement: Land Adjacent to Long View – a resident had complained to the SDNPA but no action was proposed.

Enforcement: 17/19 The Link – there was an error on the agenda: action had been requested on 17

The Link, not 19 The Link.

Estate agents' particulars – a resident reported that a positive response had been received from the agents for 20 Summerdown Lane.

The Chair closed the Public Session and opened the meeting

P.25 Apologies for absence - Cllr N Day, Cllr P Hill and Cllr B Wheatley

P.26 Declarations of Interest – Cllr T Bryant: 9 The Link (see Item P.28 below)

P.27 Minutes of the previous meeting

The Minutes of the meeting held on 18 June 2019 were confirmed as a correct record and signed by the Chair.

P.28 NEW APPLICATIONS

SDNP/19/02923/HOUS – 9 The Link, East Dean BN20 0LB

Extension and alterations to include a self-contained annexe

The Chair stated that the applicant had requested pre-application advice from him, and he had advised the applicant to conform to the new Local Plan and the Village Design Statement. Members noted the objections made in the Public Session and the fifteen objections from residents already submitted to the SDNPA. Members also noted the SDNPA's Technical Advice Note on the interpretation of the 30% limit on extensions, and the fact that 34.9% might in practice be tolerated. The applicant would need to argue that the 38% increase proposed had special justification. Members did not accept that such a large increase was justifiable, as the property would be out of scale with its neighbours.

The artist's impression of the altered property showed a modernist building featuring horizontal lines, grey tiles, wooden cladding with some flint panels, and a long first floor balcony on an already high site. In isolation it would have been an attractive property, but in the context of a row of houses of completely different character (VDS Spatial Type 3: East Dean Downlands Estate) it would look incongruous both in design and materials, changing the essential nature of the existing property. It would be highly visible, and thus set a very unfortunate design precedent. Members were also concerned that there would be a lot of overlooking from the balconies featured in the design. The Tree Warden advised that two mature *leylandii* on the site might have to come down (there was no objection to this) but there appeared to be other mature trees on site which were not shown on the plans but might be affected by the work.

RESOLVED - To recommend that the application be REFUSED

SDNP/19/02755/HOUS – 48 Michel Dene Road, East Dean BN20 0JU

Proposed loft conversion with the installation of 6 no. roof windows

Members noted that similar loft conversions had already been done nearby. There would be no increase in the number of bedrooms, and no dormers. The work would be contained within the existing footprint of the property. Provision had been made to minimize light

pollution from the new roof windows in accordance with policy SD8: Dark Night Skies. However, seven roof windows were shown on the plans rather than six.

RESOLVED - To recommend that the application be approved

SDNP/19/02806/HOUS – 4 Waterworks Cottages, Old Willingdon Road, Friston, BN20 0AS

Single storey extension to the rear and associated alterations

There was no objection to this modest extension to a small property.

RESOLVED - To recommend that the application be approved

SDNP/19/02853/HOUS – 1 Sussex Gardens, East Dean BN20 0JF

Single storey rear extension

There was no objection to this modest proposal, almost entirely covered by Permitted Development rights.

RESOLVED – To recommend that the application be approved

SDNP/19/02805/NMA – The Dipperays, Upper Street, East Dean BN20 0BS

Minor increase in the overall floor area of the three cottages by 12m² (9% increase in overall size) to improve accessibility and efficiency

Minor changes to the fenestration to the entrance facades to provide a more traditional appearance

Minor changes to the bathroom windows to the rear facades, to allow adjustment o the bathroom layouts

Addition of ‘sun pipes’ to the roof slopes

Alterations to the locations of stove flue positions

Relocation of the proposed gate through the existing flint wall, with associated path

It was noted that the plans now showed a protected area for the water main running under the site.

RESOLVED - To recommend that the application be approved

SDNP/19/03104/LIS – The Dipperays, Upper Street, East Dean BN20 0BS

Formation of a new pedestrian opening through an existing flint wall, within the curtilage of a Listed Building

New opening in lieu of an opening approved under SDNP/16/04060/LIS

RESOLVED - To recommend that the application be approved

SDNP/19/03023/HOUS – 5 Deneside, East Dean BN20 0HU

Erect conservatory at side

Members noted that the construction of the conservatory would not affect any neighbours.

RESOLVED - To recommend that the application be approved

P.29 DECISION NOTICES

The committee took note of the following applications approved by the SDNPA (both in accordance with the recommendations of the parish):

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

Erect replacement conservatory at the side

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

P.30 APPEALS

Appeal Decision APP/Y9507/D/18/3219128 – 1 The Fridays, Gilberts Drive, East Dean BN20 0DG: The committee took note that this appeal had been allowed and planning permission granted for a crossover and access drive. The parish council had supported the application.

P.31 ENFORCEMENT

Cllr Godden reported that he had not had a formal response to his Freedom of Information request regarding enforcement in the National Park, but had received an email responding as if to an ordinary enquiry (circulated to councilors). The parish council was also pursuing five particular cases where enforcement action had stalled, i.e. TV mast at The Link; Land adjacent to Long View; East Dean Place; 21 The Brow; and 17 The Link. It was disturbing to note that action was discretionary and Enforcement Notices were only issued in a minority of cases. The parish would be especially concerned to see that enforcement was adequate following the transfer of the Seven Sisters County Park to the SDNPA in 2020 (now proceeding subject to 'due diligence').

P.32 SDNPA EAST SUSSEX PARISHES REPRESENTATIVE – REPORT

The Chair welcomed Cllr Vanessa Rowlands, newly elected as the SDNPA East Sussex parishes representative, and appointed to the Policy and Resources Committee and the Seven Sisters Working Group. Cllr Rowlands reported that following the adoption of the new Local Plan (2014 – 2033) on 2nd July 2019, parish workshops would be held in October and there would be a citizens' panel ready to receive feedback **ACTION: VR to supply panel contact details.** The SDNPA Chief Executive would visit the area soon, accompanied by Cllr Rowlands, to view key locations.

Members welcomed the appointment of Cllr Rowlands to the Seven Sisters Working Group. The Chair outlined current matters of key interest for the parish, including the five outstanding enforcement cases; the preparation of a local Neighbourhood Plan; and the forthcoming transfer of the Seven Sisters Country Park from East Sussex County Council to the SDNPA. The parish council had reservations about the planning implications of the transfer, but strongly supported the idea that the SDNPA should have a 'hub' at the eastern end of the Park, as it should be a fundamental principle that a planning authority should have a presence in the area it served. Members looked forward to working with Cllr Rowlands and thanked her for her report.

P.33 NEIGHBOURHOOD PLAN

The Chair reported that the Steering Group was about to issue a circular to all households and would have a publicity stall at the Village Fete on 20th July. Consultations with clubs and societies were under way.

P.34 SOUTH DOWNS LOCAL PLAN

The committee formally noted that the South Downs Local Plan was adopted on 2 July 2019 [Note: The complete Plan can be accessed at https://www.southdowns.gov.uk/wp-content/uploads/2019/07/SD_LocalPlan_2019_17Wb.pdf]. The clerk was requested to obtain some paper copies **ACTION: KL.**

P.35 CORRESPONDENCE

The committee took note of the following:

- a) Complaint about content of estate agents' particulars – a letter was about to be sent to local estate agents **ACTION: MK/KL**
- b) Complaint about five outstanding enforcement cases – a letter was about to be sent to the new Chair of the SDNPA Planning Committee and the Director of Planning **ACTION: MK/KL**

P.36 DATE OF NEXT MEETING: - Tuesday 20 August 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 7.30 pm.

Signed..... (Chair)

Date.....