



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 20 August 2019

Present: Cllr M Keller (Acting Chair), Cllr L d'Urso, Cllr P Hill, Cllr J Walker and Cllr B Wheatley

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

There were nine members of the public present

In the absence of the Chair, the committee agreed that Cllr Keller should act as Chair for the meeting

PUBLIC SESSION

The Chair stated that two applications relating to land adjacent to The Old Parsonage had been withdrawn from the agenda [SDNP/19/03323/FUL and SDNP/19/03714/FUL]. The architect and case officer had agreed to extend the response deadline to the end of September to allow time for objections to the applications to be addressed. The Committee would therefore discuss the applications at their next meeting on 17 September. The two applications had been made separately because there were two separate applicants. However, the same SDNPA case officer was now in charge of both cases, as both related to the same site with benefit of a single extant planning permission which was not proceeding. A resident spoke in support of the builder who wished to construct one of the proposed new dwellings for himself.

9 The Link – a resident reported that following a visit by the Enforcement Officer the groundwork at this property had stopped. The owner had been advised that either the land should be reinstated or retrospective planning permission should be sought.

26 Hillside – the applicant stated that this application for a relatively small extension within the building line was a substitute for a previous application which had been on a larger scale.

5 Elven Lane – a resident complained that the SDNPA Enforcement Officer had not intervened to resolve a boundary dispute between No.3 and No.5, caused by an enlarged driveway at No.3 allegedly crossing the boundary line. He had advised that civil action was the only recourse if informal negotiation failed. This would be prohibitively costly. In addition, the owner of No.5 would be unable to fulfil a planning condition to replant the boundary hedge following construction work, as the site of the hedge had been appropriated by No.3. In response, the Chair stated that as the encroaching driveway had not been the subject of a planning application (because no permission was required), the Enforcement Officer was correct that he could not intervene. The resolution of the dispute was not within the remit of the parish Planning Committee either, but the committee would take up the matter with Cllr Rowlands (SDNPA East Sussex parishes' representative), and Cllr Lunn (SDNPA's Wealden District Council representative).

8 Waterworks Cottages – the applicant stated that the current application was for a minor amendment to an existing planning permission to make the roof and corbels match the style of the adjoining property, which had in fact been the original intention.

The Chair closed the Public Session and opened the meeting

P.37 Apologies for absence - Cllr T Bryant, Cllr N Day, Cllr K Godden and Cllr P Seeley

P.38 Declarations of Interest – None

P.39 Minutes of the previous meeting

The Minutes of the meeting held on 16 July 2019 were confirmed as a correct record and signed by the Acting Chair.

P.40 NEW APPLICATIONS

SDNP/19/03237/HOUS and 03238/LIS – The Cottage, Lower Street, East Dean, BN20 0DE

Replacement of garage with self-contained annexe

The committee fully sympathized with the needs of the applicant which provided the reason for this application. Nevertheless, there were concerns for the future of this listed building within the Conservation Area. The proposed self-contained residential dwelling which would be provided in place of the existing garage would in fact have a footprint as large as the existing cottage, but would apparently not be caught by the 30% limitation on extensions. It would also have a separate entrance onto Gilberts Drive rather than Lower Street (the frontage of the existing cottage), and that entrance might need to be created by taking down part of the flint wall bounding the property on that side, so that the new entrance would not be too close to the junction of Lower Street and Gilberts Drive. This wall was one of the defining features of the Conservation Area. In future, it would be all too easy to designate the detached ‘annexe’ as a separate dwelling and even to request an extension for the purpose. The committee was unanimous that this development would not be appropriate in the Conservation Area, and that an alternative solution should be sought to meet the applicant’s needs.

RESOLVED - To recommend that the application be REFUSED

SDNP/19/03483/HOUS – Acorns Lodge, Warren Lane, Friston, BN20 0HD

Single storey extension to the rear and associated alterations

The committee noted that this property had already been extended pre-2002 and that those extensions would not count towards the 30% enlargement limit now set from that date under the Local Plan. Nevertheless, the extension would be modest in scale and the overall increase not excessive.

RESOLVED - To recommend that the application be approved

SDNP/19/03634/LIS - Birling Manor, Gilberts Drive, East Dean BN20 0AA

Re-opening of a blocked window opening on the garden facade, formation of new

reveals and installation of a new timber vertical sliding sash window, all to match an existing adjoining window

The committee agreed that the re-opening of the blocked window would restore symmetry to the building and should be approved.

RESOLVED - To recommend that the application be approved

SDNP/19/03679/CND - The Dipperays, Upper Street, East Dean BN20 0BS

Variation of Condition 2 on planning consent SDNP/16/04059/FUL

The committee noted that one objection had been received from a neighbour, but that the objection was fundamentally opposed to the principle of the development, which had already received planning permission. There was a persistent flooding problem just outside the development site, where run-off from Friston Hill missed the drainage gully at the junction of Upper Street and the A259, due to the contouring of the highway surface. This had been reported to East Sussex Highways, but the problem remained. Members asked whether CIL revenues from the development could be used to finance an improvement to the drainage, which might benefit both the general public and the development site. There was no objection to the application.

RESOLVED – To recommend that the application be approved

SDNP/19/03398/HOUS – Maryfield, Friston Hill, East Dean BN20 0EB

Below ground swimming pool

The committee noted that the pool would be dug into a section of the lawn which had previously been raised to landscape spoil from an earlier development. There would be no disturbance of any significance, and the site would be close to the main house, away from the rear boundary which was screened by trees.

RESOLVED – To recommend that the application be approved

SDNP/19/03632/HOUS - 26 Hillside, Friston, BN20 0HE

General remodelling of an existing dwelling including a single storey front extension, extended front terrace and associated works

The committee noted the remarks made by the applicant in the Public Session and agreed that this scaled back substitute for an originally more extensive application was to be welcomed as more in keeping with the scale and character of the existing property and its neighbours.

RESOLVED - To recommend that the application be approved

SDNP/19/03703/HOUS - 36 Elven Lane, East Dean, BN20 0LG

Proposed replacement raised decking with steps to garden at rear, external alterations to dwelling and enlargement of forecourt parking area

The committee noted that the point of the application was to remove the need to go down steps to access the existing deck from the house. The proposal was to raise the

deck to be accessed on the level direct from a new kitchen/diner with bi-fold doors. Due to the lie of the land there was concern that there could be potential for overlooking neighbours downslope to the rear of the property. However, the rear garden was long and backed onto another large garden, and the applicant intended to provide additional screening.

RESOLVED - To recommend that the application be approved

SDNP/19/03629/HOUS - 9 Wenthill Close, East Dean, BN20 0HT

Proposed internal alterations with rear dormer to provide head height for access to Jack & Jill en-suite with 2 no. obscure glazed rooflights

The committee noted that there would be no great change to the existing roofline of the property, nor any overlooking as obscured glass would be used. The alterations would primarily be internal.

RESOLVED - To recommend that the application be approved

SDNP/19/03838/CND - 8 Waterworks Cottages, Old Willingdon Road, Friston BN20 0AS

Variation of Condition - Condition 1 of SDNP/18/02764/HOUS

Standing Orders were suspended to enable the applicant to explain that the effect of the proposed variation was not very noticeable on the drawings, but would make the new roof the same in style as the existing roof and its neighbours, copying the traditional corbel features. Standing Orders were reimposed.

The committee agreed that it would be desirable to preserve these traditional features which were part of the character of the row of cottages.

RESOLVED - To recommend that the application be approved

SDNP/19/03275/HOUS- 26 The Ridgeway, Friston BN20 0EU

Proposed detached three bay garage, with annexe above to be used in conjunction with the main dwelling. Proposed extension within the site to the existing driveway. Proposed brick piers and timber entrance gates

[Note: Cllr Wheatley declared an interest as the property was part of the view from her house]. The committee noted the history of successive planning applications at this property since 2017, made with a view to remodeling and considerably extending the property. Planning permission for a scaled back scheme had finally been granted in September 2018, with a car port being substituted for the garage lost to the extension of the main house. The intention had been that the car port should only be used for cars. Now, however, an application was being made to transform the car port into a triple garage with accommodation above. It would be extremely easy to convert such a building into a separate detached 'annexe'. The committee would regard this as an example of 'planning creep' and therefore as unacceptable.

RESOLVED – To recommend that the application be REFUSED

P.41 DECISION NOTICES

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

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

Proposed front entrance porch

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

Single storey extension to the rear and associated alterations

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

Single storey rear extension

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

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

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

The committee took note of the following application refused in accordance with the recommendation of the parish council:

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

Extension and alterations to include a self-contained annexe

The committee took note of the following application withdrawn:

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

P.42 ENFORCEMENT

- a) The committee took note that the SDNPA Development and Enforcement Lead and the Enforcement Officer for the locality had offered to attend the parish Planning Committee meeting on 15 October 2019. This was welcomed. **ACTION: KL to confirm with SDNPA**
- b) 9 The Link – the committee noted the report by a resident in the Public Session that effective enforcement action had been taken by the SDNPA.

- c) 3 Elven Lane – the committee noted the report by a resident in the Public Session regarding a boundary dispute with No.5 Elven Lane. **ACTION: KL to contact VR and ML**
- d) Hedgehog Street – the committee noted a recommendation by this village organization that in future where a development proposal involved the loss of a hedge, the applicant be requested to consider the biodiversity implications and either reconsider keeping the hedge, or avoid concrete footings for the new fence, as these prevented the free movement of wildlife, particularly hedgehogs, whose numbers were in sharp decline. The committee agreed, and commended this point to the Neighbourhood Plan Steering Group.

P.43 NEIGHBOURHOOD PLAN

The Vice Chair of the NPSG reported that a very good response had come from residents at the Village Fete and an analysis of the comments had been prepared by Diane Williamson, a member of the Group. This would be presented to the next Group meeting (20 August 2019) and thereafter circulated to councilors. A spreadsheet setting out a timeline for the Group’s work was also in preparation. It was agreed that the Group should place a preliminary report in the October issue of the parish magazine.

P.44 CORRESPONDENCE

The committee took note of the following:

- a) SDNPA Autumn Workshops – Cllr d’Urso would attend the Lewes workshop on behalf of the parish council
- b) Application by the Tree Warden to have a Tree Preservation Order put on a veteran copper beech at 19 The Ridgeway, Friston (SDNP/19/00434/TPO) – the Tree Warden reported that the application had not been granted, but that a limitation had been placed on the amount of work to be done to this tree. A small amount had been permitted with immediate effect and more might be done in the autumn when the tree was no longer in leaf. The work would be monitored.
- c) Night-time activity at Crowlink – a resident had complained to the National Trust that vehicles with lights in V-formation had been driving around at night in the field adjacent to Crowlink Corner. It had been requested that the access to the car park be closed at night. A further complaint concerned damage caused to the hedgerow during the formation of a new access point into the field from the Lane.

P.45 DATE OF NEXT MEETING: - Tuesday 17 September 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 7.50 pm.

Signed..... (Chair)

Date.....