



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 19 November 2019

Present: Cllr M Keller (Acting Chair), Cllr P Hill, Cllr P Seeley, Cllr L D'Urso, and Cllr B Wheatley

In attendance: Vanessa Rowlands (SDNPA); K Larkin (Parish Clerk); D Picknell (Admin Assistant)

There were 5 members of the public present.

PUBLIC SESSION

9 The Link

Three residents at the meeting gave their support for the objections submitted to the SDNPA in opposition to the Planning Application SDNP/19/04971/HOUS (all published on the SDNPA website). Some application documents containing revisions had only been published the day before the meeting and residents had been unable to view these in good time. However, there was clear concern that the proposed residential annex would be in breach of policy. In particular:

- The increase in area would exceed the 30% rule even on the revised plans
- The proposed new windows could compromise neighbours privacy, and included a large triangular dormer on the front elevation, out of keeping with the character of its neighbours
- The development would compromise long views, being visible from the A259

The applicant stated that as a current village resident he was aware of the environment and said his intention was to landscape the rear garden and to plant trees and bushes. The plans had been revised with the guidance of the planning officer to take some account of the objections made, and it was hoped that they would now be acceptable.

Permitted Development Rights

A resident complained that the character of the Downlands Estate was being compromised by the accumulation of small Permitted Developments, and by the lack of enforcement of Estate covenants which had originally required residents to gain approval for any alterations from the development company. In 1991 the parish council had been offered the opportunity to take over these rights, but had declined to do so. The resident asked whether it would be feasible to re-open this question, and whether the Residents' Association could resume its former practice of commenting on planning applications.

Land to the rear of The Old Parsonage

A resident objected to the decision of the SDNPA to give consent to application SDNP/19/03323/FUL for the construction of a large new dwelling behind Little Beeches,

contrary to the recommendation of the parish council. The Acting Chair stated that clarification of the reasoning behind the decision had been requested but so far the council had only been referred to the officer's report. There was no right of appeal. It was agreed that a further request should be made for clarification, and Cllr Rowlands would assist in obtaining this. **ACTION: DP/VR.**

The Chair closed the Public Session and opened the meeting

P.66 Apologies for absence - Cllr T Bryant, Cllr N Day, Cllr K Godden, Cllr Walker; and P Williamson (Tree Warden)

P.67 Declarations of Interest - None

P.68 Minutes of the previous meeting

The Minutes of the meeting held on 15 October 2019 were confirmed as a correct record and signed by the Chair.

P.69 REPORT OF THE SDNPA PARISH REPRESENTATIVE

The following topics were discussed:

- Neighbourhood Plan – the parish's Steering Group would re-launch in January. Cllr Rowlands would request a briefing session with the relevant SDNPA officer **ACTION: VR/LD.**
- Hoardings at Long View – the committee was concerned that these should have been removed following completion of the consented building works, but were now concealing an unauthorised builder's yard. The enforcement officer had acted on incorrect information in deciding the hoardings were legitimate. **ACTION: VR to investigate**

The Committee thanked Cllr Rowlands for her support.

P.70 NEW APPLICATIONS

SDNP/19/04971/HOUS – 9 The Link, East Dean, BN20 0LB

Proposed extension and alterations to include a self-contained annexe

The Committee took note of the points raised in the Public Session. It was accepted that the revised plans met some of the objections raised, e.g. to the use of materials out of keeping with the area (cedar cladding was no longer proposed). Nevertheless, overdevelopment was still an issue. The architect had calculated the increase in area at 48% when the Local Plan policy specified 30% (clarified in a Technical Note as 35% maximum). The design, particularly the triangular dormer, would not be in conformity with the Village Design Statement. There was also concern that the revised plans could cause parking to spill over onto the street. The committee was minded to recommend that the application be refused, but in view of the short time given to residents to view the revised plans it was agreed to postpone a final decision for ratification at the parish council meeting on 5th December.

SDNP/19/04705/CND – East Dean Place, Friston Hill, East Dean BN20 0BP
Removal of condition – Condition 1 of planning consent SDNP/15/00226/HOUS

The committee noted that this application was intended to deal with an outstanding enforcement action, and was retrospective. The planning consent granted in 2015 had been for the demolition of an existing garage and provision of a new garage with annex above. The approved plans showed a garage with three bays, one bay being given over to office accommodation and the other two being used for cars, while the annex above (built into the roof chalet-style), had a living room with kitchenette, plus one bedroom and a bathroom. The annex was to be attached to the main house by a modest low-level link. There was a planning condition which stated that the garage and annex should be ancillary to the main dwelling and should not be occupied independently.

What had actually been built was a three bedroom semi-detached house. The garage doors were false, and the whole ground floor was in use as living accommodation (two lounges, a study, cloakroom and boot room); the first floor comprised three bedrooms and two bathrooms. The low level link had been turned on its side to provide a substantial entrance lobby for both properties. The new house could be accessed independently of the original property, although the conditions attached to the original consent had specifically prohibited this.

The committee was concerned that the annex might also have been built larger than was allowed by consent SDNP/15/00226/HOUS, though this had not been checked as the new plans had not been drawn to the same scale as the originals. The point was felt to be very relevant but could not be pursued. [*Note by the clerk: this point is to be pursued in correspondence with the planning officer*]

The committee was very concerned that the procedure followed appeared to have been designed to circumvent planning controls. The SDNPA's subsequent attempt at enforcement was felt to be so weak as to bring the Authority into disrepute. Members were therefore unanimous that Condition 1 of planning consent SDNP/15/00226/HOUS should not be retracted, and that enforcement action should be vigorously pursued to revert this dwelling to a ground floor garage with only ancillary accommodation above.

RESOLVED - To recommend that the application be REFUSED

SDNP/19/05050/HOUS – 85 Michel Dene Road, East Dean BN20 0JZ
Proposed new first floor dormer window on rear elevation

The committee noted this would overlook Peakdean Lane and needed to meet the criteria in design. That said the committee did not see any problems with this application.

RESOLVED - To recommend that the application be APPROVED

SDNP/19/04647/HOUS – 7 Summerdown Lane East Dean BN20 0LF

Installation of up to 14 Solar Panels to be ground mounted in rear garden

In principle the committee considered this application to be reasonable but would like more clarification on the exact location of the Solar Panels and their colour/design.

RESOLVED - To recommend that the application be APPROVED

P.71 DECISION NOTICES

The committee took note of the following applications approved by the SDNPA and not in accordance with the recommendations of the parish council:

SDNP/19/03323/FUL – Land adjacent to and to the rear of The Old Parsonage, Eastbourne Road, East Dean

Proposed development of 1 no. residential dwelling on the footprint of approved scheme ref. SDNP/17/04912/FUL

Members reiterated the point made in the Public Session that the lack of clarification from the planning officer was a cause of serious concern.

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

[Cllr Wheatley declared an interest as a near neighbour]

The committee noted that the consented application was significantly different from the original, having been altered to meet their objections, though it had not been referred back to them. There was concern that the front boundary treatment was a high brick wall, just below the permitted height. This had not been apparent from the original application and would not be in keeping with the setting. Members appreciated the clarification supplied by the planning officer.

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

Replacement of garage with self-contained annexe

The committee had sympathy with the applicant and had objected to the annex with reluctance. The application had been modified to some degree in line with the objections raised. Members appreciated the clarification supplied by the planning officer.

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

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

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

SDNP/19/03767/FUL - Land adjacent to The Old Parsonage, Eastbourne Road, East Dean, BN20 0DN

Proposed development of 2 no. residential dwellings on the footprint of approved scheme ref. SDNP/17/04912/FUL

SDNP/19/03417/FUL – Land adjacent to and to the rear of The Old Parsonage, Eastbourne Road, East Dean

Proposed development of 1 no. residential dwelling on the footprint of approved scheme ref. SDNP/17/04912/FUL

P.72 NEIGHBOURHOOD PLAN

Cllr L D’Urso informed the committee that an update from herself and Cllr T Bryant would be sent to existing members of the Steering Group.

Cllr P Hill advised that Mr Davies-Gilbert had expressed an interest in participation by the Beachy Head Estate. **ACTION: LD/TB to make contact.**

P.73 SDNPA MANAGEMENT PLAN REVIEW 2019

The committee took note of the draft SDNPA Management Plan 2020-2025.

P.74 CORRESPONDENCE/URGENT ITEM

The committee noted that there had been a request for pre-application advice from the SDNPA on the installation of a CCTV/ANPR camera with a 6 metre pole and cabinet near the recreation ground (SDNP/19/05308/PRE).

Without prejudice to its role as a statutory consultee, the committee endorsed comments from Mr Davies-Gilbert who pointed out that to be in keeping with a protocol for underground cables the camera would be better sited with other over ground cabling. A better location would be near the junction of Gilberts Drive and Lower Street.

P.75 DATE OF NEXT MEETING: - Tuesday 17 December 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 8.04 pm.

Signed..... (Chair)

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