

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 21st January 2020

Present: Cllr T Bryant (Chair), Cllr M Keller (Acting Chair- Crowlink Place), Cllr K Godden, Cllr P Seeley and Cllr D Wild

In attendance: P Williamson (Tree Warden), K Larkin (Parish Clerk); D Picknell (Admin Assistant)

1 member of the public present.

Public Session

A resident present was interested to know how the Parish Council was informed by the South Downs National Park Authority about their reasoning in making decisions contrary to the recommendations of the parish. The Parish Clerk informed the committee that the Parish Council should receive an explanatory e-mail from the Planning Officer. The chair stated that the level of delegation permitted by the SDNPA could only be changed by the SDNPA Board.

The Chair closed the Public Session and opened the meeting.

P.86 Apologies for absence - Cllr L D'Urso, Cllr P Hill, Cllr N Day and Cllr B Wheatley

P.87 Declarations of Interest – Cllr Bryant declared an interest in Crowlink Place as a neighbour who opposed previous applications and abstained from the decision on SDNP/19/0649/HOUS. Cllr Keller declared an interest in Church of St. Mary the Virgin as church member of the congregation and abstained from decision on SDNP/19/0633/FUL

P.88 Minutes of the previous meeting

The Parish Council Tree Warden was concerned that his full report on the tree at 4 Wenthill Close was not included in the minutes of the previous Planning Meeting. The Chair stated that minutes to meetings were nonverbatim but that fuller details of applications were kept by the SDNPA and the Admin Assistant would keep any reports from the Tree Warden for future reference.

The Minutes of the meeting held on 19 November 2019 were confirmed as a correct record and signed by the Chair.

P.89 NEW APPLICATIONS

SDNP/20/00025/DCOND – The Old Parsonage, Eastbourne Road, East Dean, BN20 0DN
DISCHARGE OF CONDITION - Condition 5 of Planning Consent SDNP/19/00323/FUL – Construction Management Plan

The committee considered this notice beyond their remit and decided to make no comment on this application.

RESOLVED – No comment

Standing Orders were suspended to enable a resident to inform the committee that on two separate occasions, two sizeable delivery vehicles tried and failed to get up the access lane on the boundary of Little Beeches to deposit building materials. Standing Orders were re-imposed.

SDNP/19/06138/CND – The Old Parsonage, Eastbourne Road, East Dean, BN20 0DN

Variation of Condition No. 2 of planning consent SDNP/19/03323/FUL – Proposed development of No. 1 Residential Dwelling on the approved footprint.

Councillors viewed revised elevation plans and the Chair advised the committee the proposed alteration bringing the garage under a catslide roof instead of a separate roof could not be used for accommodation but storage. The committee agreed there was no reason to oppose other than the original 'planning creep'. In this instance the nature of the development had not changed.

RESOLVED – Not to object to the application

SDNP/19/06033/FUL – Church of St Mary The Virgin, Crowlink Lane, Friston, BN20 0AU

Erection of compost toilet.

The committee noted the church was a grade II listed building and viewed the site location block plan for the proposed toilet. The parochial church council advised that the siting was on a new extension to the church yard and not in the curtilage of the listed building. No objection had been raised by the owner of an adjacent property who had benefit of a covenant over the land. The compost toilet would be ecologically and environmentally friendly. It was noted that the parochial church council owned the land and would be responsible for the upkeep.

RESOLVED – Not to object to the application

SDNP/19/06049/HOUS – Crowlink Place, Crowlink Lane, Friston, BN20 0AU

Demolition of an existing garage with existing first floor attic space made from replica cement brick and tiles. Built over its existing footprint is the proposed enlarged replacement garage with first and basement floors used for storage incidental to the host dwelling. With traditional Sussex barn hipped gable ends and wooden windows on the south elevation and external access stairs for the basement and first floor on the north elevation. The proposed materials would be in Sussex hand-made brick and tiles in keeping with the site and local vernacular.

Cllr Keller took the Chair and Standing Orders were suspended to enable Cllr Bryant to comment as a member of the public. Cllr Bryant had no problem in principle with the enlargement of the garage but was critical of the fact that no plans or elevations had been provided showing the proposed garage in relation to the main building as it would be altered under the extant planning consent. Due to the rotation of the garage roof through 90 degrees, a high and flat barn end would face the high blank chimney wall of the new west wing, only 10 or 12 feet away and could look overbearing from Crowlink Lane, unless the garage were moved further south. Standing Orders were re-imposed.

The committee endorsed these points. There was no objection to the marginally increased footprint of the garage.

The Tree Warden clarified that although the footprint of the new garage would be bigger it would not go nearer the road and would not affect the hedgerow.

The committee also noted that because of bat roosting the roof of the garage could not be used as a dwelling.

RESOLVED – No objection to this application

Cllr Bryant resumed the Chair.

P.90 DECISION NOTICES

The committee took note of one application approved by the SDNPA in accordance with the recommendations of the parish council:

SDNP/19/05400/TPO – 4 Wenthill Close, East Dean, BN20 0HT

Pollard Willow by 1 metre

It was noted that the pollarding would remove the excess growth caused by the tree sending roots into the drains but would not resolve this underlying problem.

The committee took note of one application that was withdrawn by the applicant:

SDNP/19/05370/HOUS – 1 The Ridgeway, Friston, BN20 0EZ

Two storey rear extension and front dormer

The parish council had not objected to this application but the report from the East Sussex County Council Ecologist had stated that any modification of the loft void should retain sufficient space for bats or an alternative provision should be made.

P.91 SDNPA DRAFT SUSTAINABLE CONSTRUCTION SUPPLEMENTARY PLANNING DOCUMENT (SPD)

The Chair stated that it was difficult to decide what constituted carbon neutrality or how it should be calculated. The only way to get effective control would be by building regulations being enforced. It was noted that the topic would be too technical to be covered in the Neighbourhood Plan.

P.92 DRAFT WEALDEN LOCAL PLAN

The Chair stated that the Planning Inspector's report had concluded that the District Council had failed in its duty to co-operate with adjoining boroughs or other consultees on a range of issues including unmet housing needs and the effect of nitrogen emissions on the Ashdown Forest. The draft Local Plan had therefore been found unsound.

P.93 SDNPA WEBCASTING

All Cllrs had seen the webcasting. No further action was required.

P.94 SOUTH DOWNS LOCAL PLAN

The Chair requested that a link to the South Downs Local Plan be placed on the Parish Website and this was agreed. **ACTION: MK**

P.95 NEIGHBOURHOOD PLAN

The Chair advised that he would like to discuss the Neighbourhood Plan with the South Downs National Park Authority and a representative should be asked to attend meetings. **ACTION: TB**

A separate Neighbourhood Plan meeting should be held before the next Planning meeting on 18 February 2020. **ACTION: KL to check availability of Small Hall**

The Neighbourhood Plan Steering Group Vice Chair had contacted the consultants who had worked on the Shipley Neighbourhood Plan for guidance. The Terms of Reference of the NPSG would be revised following the Shipley model and the Group would nominate sub groups to work on particular topics and suggest a time line to guide the schedules of the subgroups and the main group, flagging up points at which there would be budgetary requirements. **ACTION: LD/TB**

There was £5,000 in the budget 2020/21, specifically for consultations.

P.96 CORRESPONDENCE - None

P.97 URGENT ITEMS/OTHER MATTERS

The Tree Warden asked for guidance when visiting properties on behalf of East Dean & Friston Parish Council. The advice given was that the visitor should not enter into debate, pre-judge or take up a position to prejudice a case.

P.98 DATE OF NEXT MEETING: - Tuesday 18th February 2020 in the Small Hall of the Village Hall, East Dean, starting at 6.30 pm

There being no further business, the meeting closed at 7.41 pm.

Signed..... (Chair)

Date.....