

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 18th February 2020

Present: Cllr T Bryant (Chair), Cllr M Keller, Cllr P Seeley and Cllr D Wild

In attendance: P Williamson (Tree Warden), D Picknell (Admin Officer)

Public Session

As no members of the public were present the Chair closed the Public Session and opened the meeting.

P.99 Apologies for absence - Cllr L D'Urso, Cllr P Hill, Cllr N Day, Cllr K Godden, Cllr B Wheatley and Cllr V Rowlands (SDNPA representative)

P.100 Declarations of Interest – Cllr Keller declared an interest in Birling Gap as his wife is a National Trust volunteer and abstained from the decision on SDNP/20/00264/FUL.

P.101 Minutes of the previous meeting

The Minutes of the meeting held on 21st January 2020 were confirmed as a correct record and signed by the Chair.

P.102 NEW APPLICATIONS

SDNP/20/00157/DCOND – The Old Parsonage, Eastbourne Road, East Dean, Eastbourne BN20 0DN

DISCHARGE OF CONDITIONS - Condition 4 (Foul and Surface drainage design details) of Planning Consent SDNP/19/03323/FUL. Land to the rear of The Old Parsonage Eastbourne Road East Dean Eastbourne East Sussex BN20 0DN

The committee considered this notice beyond their remit and decided 'no comment' was appropriate for this application.

RESOLVED – No comment

SDNP/20/00179/HOUS – 96 Michel Dene Road, East Dean, Eastbourne BN20 0JZ

Single storey side extension, loft conversion, roof alterations, dormers and roof lights, associated alterations including replacement porch and enlargement of forecourt parking area.

Councillors viewed proposed floor plans and the design statement and agreed that the architect was sympathetic to the style of property within the Village Design Statement. The proposed floor area gain of 33.78% was acceptable for further living space under the Development and Management Policy SD31 of the South Downs Local Plan. The committee

had no objection to this application but requested a condition that no further increase was allowed.

RESOLVED – Not to object to the application

SDNP/20/00249/FUL – Havering Cottage 9 Michel Dene Road East Dean Eastbourne East Sussex BN20 0HP

Dormer extension to first floor bedroom and associated alterations

The committee viewed existing and proposed roof and elevation plans and the architects design statement. Councillors agreed the scale of the proposal dormer respected the character and integrity of the existing dwelling and its surroundings and was well within guidance under policy SD31 of the South Downs Local Plan.

RESOLVED – Not to object to the application

SDNP/20/00264/FUL – Birling Gap Hotel Birling Gap Road East Dean BN20 0AB

Infilling of the covered area on the South East end of the toilet block at Birling Gap to provide a 'grab and go' cafe.

The committee viewed elevation, floor and roof plans that showed the proposed kiosk and the covered area infilled to form a 'grab and go' café and accepted there was minimal impact on the character and appearance of the site.

RESOLVED – No objection to this application

P.103 DECISION NOTICES

To committee took note of one application that was approved by the SDNPA and resolved by the Parish Council as “Not to object to this application”:

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

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

The South Downs National Park Authority concluded “The proposed amendments to the roof form and use of materials on the front elevation are considered to be minor material amendments that would not detract from the design merit of the building granted, the local landscape character and the National Park. Therefore, this application is recommended for approval.”

The committee noted one application refused by the SDNPA on the recommendations of the Parish Council:

SDNP/19/04705/CND – East Dean Place, Friston Hill BN20 0BP

Removal of condition 1 of SDNP/15/00226/HOUS

The South Downs National Park Authority Decision Report concluded “The retrospective development hereby proposed cannot be considered to constitute a minor material amendment to planning approval SDNP/15/00226/HOUS for the purposes of S73 of the Town and Country Planning Act 1990 (as amended) due to the significant differences between the previously approved plans and what has been constructed. Furthermore, the development undertaken is of such significant deviation from the originally approved plans that the planning permission is not considered to have been lawfully implemented. Therefore, an application to regularise the existing development via an application under Section 73(5) of the Town and Country Planning Act 1990 (as amended) is not appropriate.”

P.104 CONSIDERATION OF EASTBOURNE DOWNLAND WEP (Whole Estate Plan)

Councillors briefly viewed the Eastbourne Downland Estate Plan that stretched from Beachy Head in the south to Willingdon in the north and included most of the land adjoining the eastern boundary of East Dean.

The committee showed interest in the historical aspect of the draft Whole Estate Plan which stated that land and property that comprised the Estate was acquired from the Cavendish and Gilbert families by way of compulsory purchase powers conferred to the Eastbourne Corporation under the Eastbourne Corporation Act 1926. The Eastbourne Corporation was the local authority of the municipal borough of Eastbourne, incorporated in 1883. The late 19th century was a period of rapid growth that transformed an area of small rural settlements into desirable seaside resorts. Population growth was from less than 4,000 people in 1851 to nearly 35,000 in 1891.

The Development continued throughout the early 20th century and coincided with rapid social change. The Eastbourne Corporation Act 1926 was a landmark piece of legislation, and it reflected an emerging inter-War consensus around the importance of public access rights, leisure opportunities, and preserving scenic and historic landscapes. In the same year the Society for the Preservation of Rural England was launched, at the London offices of the Royal Institute of British Architects that aimed to arrest the growth in destruction of the beauty of the English countryside and preserve beauty and see that what was added to the face of the land was not “unbeautiful”. There were concerns at the time about the Sussex Downs near Eastbourne that was threatened with a rash of bungalows and the unregulated chaos of architecture in building schemes.

Councillors noted from the Eastbourne Downland WEP that the Eastbourne Corporation Act 1926 empowered Eastbourne Corporation to raise local taxation to fund the compulsory acquisition of the Downs. This Act was a turning point and was held up as a good example of enlightened action by a local authority and considered a harbinger of the Town and Country Planning Act 1947 and the National Parks and Access to the Countryside Act 1949. Purchase was completed in 1929 at a price of £91,291, 1s, 7d. Restrictive covenants on the land were included in the conveyance. Restrictive covenants are binding obligations on freehold land and were created for the benefit of neighbouring land (the retained land owned by the Cavendish and Gilbert families). Enforced for as long as the covenantees retained land that benefitted from the covenants. They promised not to do something (a restrictive obligation) rather than promised to do something (a positive obligation).

The committee noted the deadline for consultation with Eastbourne Borough Council was the 5th April 2020 and agreed that this subject should be placed on the agenda for the Full Parish Council meeting on the 5th March 2020 for further discussion. **ACTION: KL**

Meanwhile, residents would be informed of the Plan with placement of the Eastbourne Downland WEP on the Parish Council website and noticeboards. **ACTION: MK**

P.105 NEIGHBOURHOOD PLAN

The Chair informed the committee that the Neighbourhood Plan Steering Group had met on the 11th February 2020 and Focus Groups (Working Parties) were organised with additional NPSG members recruited.

The Chair informed the committee that a SDNPA Communities Lead (Chris Paterson) and SDNPA Senior Planning Policy Officer (Hannah Collier) had agreed to talk at the next NPSG meeting on the 10th March 2020 and members of the public along with NPSG members should be encouraged to attend. Neighbourhood Plan guidance, the overall process and the role of working parties with Q's & A's would be predominant on the agenda. Updated information would be placed on the Parish Council website. **ACTION: DP/MK**

P.106 CORRESPONDENCE

9 The Link – The Chair advised that the owner had informed him that work would start imminently with scaffolding erected and the driveway widened. The owner advised once finished the front of the house would be planted. Permission from the Parish Council was not required for this work. **NO ACTION**

20 The Brow and 21 The Brow – A concerned resident informed the Chair of the removal of a garage at no. 20 The Brow and asked whether the SDNPA Enforcement Officer had actioned removal of or planting in front of the wall at no. 21 The Brow. **ACTION: DP**

20 Sussex Gardens – The committee was advised that the Parish Council had not received a response from the SDNPA Enforcement Officer about removal of a metal fence or planting in front. **ACTION: DP**

P.107 URGENT ITEMS - None

P.108 DATE OF NEXT MEETING: - Tuesday 17th March 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 6.55 pm.

Signed..... (Chair)

Date.....