



East Dean & Friston P a r i s h C o u n c i l

Minutes of a Remote Meeting of the Planning Committee held in accordance with the Local Authorities (Coronavirus) (Flexibility of Local Authority Meetings) (England) Regulations 2020 on Tuesday 19th May 2020 at 6.30 pm.

Present: Cllr M Keller (Chair of Parish Council and Acting Chair of Planning for this meeting), Cllr P Seeley and Cllr L D'Urso.

In attendance: Cllr V Rowlands (SDNPA Representative), D Picknell (Admin Officer)

There were two members of the public present

The Chairman of the Parish Council offered to act as Acting Chair of this planning meeting which was agreed by members.

The Acting Chair advised members that Councillor Bryant had stepped down from the Chair of the Planning Committee but remained a Councillor for this Parish. The Parish Council thanked Councillor Bryant who had Chaired the Planning Committee since 2017 when he re-joined the Parish Council. The Acting Chair stated Councillor Bryant's professional knowledge had given a real advantage to the Parish Council when planning applications had to be dealt with. The Acting Chair informed members that a permanent replacement as Chair of the Planning Committee would be needed and that item would be placed on the Agenda for the next Parish Council meeting on the 4th June 2020. **ACTION: KL**

Public Session

6 Peakdean Lane: A resident with planning application SDNP/20/01554/HOUS was asked by the Acting Chair if he wished to comment in the public session. The applicant informed the committee that he had been to planning meetings in the past and was interested in the process. He advised that his proposal in the planning application would not be seen from the road and no one would be overlooked or affected. The Chair advised further points could not be added when in 'Closed Session' but the applicant would be welcome to remain to observe the rest of the meeting.

The Chair closed the public session and opened the meeting.

P.127 Apologies for absence - Cllr T Bryant, Cllr N Day, Cllr P Hill, Cllr K Godden, Cllr B Wheatley, Cllr D Wild, Mrs. Larkin (Parish Clerk) and Mr P Williamson (Tree Warden)

P.128 Declarations of Interest – None

P.129 Minutes of the previous meeting

The Minutes of the virtual meeting held on the 21st April 2020 were confirmed as a correct record for signature by the Acting Chair.

P.130 NEW APPLICATIONS**SDNP/20/01554/HOUS – 6 Peakdean Lane, East Dean, BN20 0JD**

Two storey and single storey rear extensions.

The Acting Chair informed members that the proposal was to add a ground floor extension, a semi wrap-around back and side and a new dining area would be created. Some modifications would be made to the roof line, upstairs and a small porch extension. Members of the committee viewed the proposed elevations and plans which showed that the property had one bedroom in the roof space as well as two downstairs. The planning application was to provide one additional bedroom and bathroom upstairs and convert the existing kitchen area into a further downstairs bedroom, thus increasing the property from three bedrooms to five.

The Acting Chair advised that he had calculated a 34.5% increase in area purely on the rear extension area and had excluded the porch which pushed this to 35% which exceeded the 30% threshold in the Village Design Statement. Members were concerned that this proposal represented a significant change in the essential nature of the property. The committee was concerned that the proposed 2 additional bedrooms and 2 additional bathrooms in the roof space and the additional bedroom downstairs was a fundamental change in the essential nature of the property from a small 3 bedroom house to a large 5 bedroom house.

RESOLVED – To recommend that the application be REFUSED.

SDNP/20/01228/HOUS – 20 The Brow, Friston, BN20 0ES

Demolish existing single garage (retrospective) and construct new double garage with relocated driveway

Members of the committee viewed the proposed 3D project that showed an enormous garage with a vast expanse of flat roof that was very close to the front of the house. This was not aesthetically designed and the proposed garage would be lower than ground level with the large flat roof visible from the road. The committee recommended that the garage roof was treated with grass or other natural planting as a 'living roof' that improved the look from the road.

The Committee recommended that no permitted development should be allowed to incorporate the garage into the building and the garage remained a separate entity.

RESOLVED – No objection provided the treatment of the garage roof visible from the road was sympathetic and treated with a 'living roof' and the building was retained as a garage and cannot be incorporated into the house under permitted development.

Standing Orders Suspended to allow a member of the public who had joined the meeting to speak

The Old Parsonage: A neighbour was advised by the Acting Chair that 2 planning applications SDNP/201346/CND and SDNP/20/01348/CND had been received which proposed the footprints of the 2 properties were moved away from the boundary fence which had a restrictive covenant.

The neighbour was perplexed by all the adjustments and new planning applications. She was pleased that the recent landscape submission retained the hedge and offered privacy to part of the back garden. She remained concerned about the beech hedge roots and plants on her property being compromised by lane works that had been moved closer to her southern boundary. The neighbour drew attention to an item listed on the public notice that concerned the listed building status. The neighbour asked whether the permitted

development rights previously hard-won be retained for the latest submission and stated any light shed would be appreciated.

Standing Orders were restored

NEW APPLICATIONS Continued

SDNP/20/01346/CND – The Old Parsonage, Eastbourne Road, East Dean, BN20 0DN

Proposed development of 1 no. residential dwelling on the footprint of approved scheme ref. SDNP/19/03417/FUL (Variation of Condition 2).

SDNP/20/01348/CND – The Old Parsonage, Eastbourne Road, East Dean, BN20 0DN

Proposed development of 1 no. residential dwelling on the footprint of approved scheme ref. SDNP/19/03323/FUL and SDNP/19/06138/CND (Variation of Condition 2).

The Acting Chair advised that the Agent had sent a description to the Parish Council that showed the boundary fence to the approach road was with the Gilbert Estate who owned the field on the other side. A print from a 1990 document contained a restrictive covenant that stated 'no construction can be made for 3 metres from the boundary fence.' The Acting Chair advised this was the reason the footprint of the southernmost house behind Little Beeches was moved and therefore the footprint of the house behind Maryland was moved. The proposed move for both developments was 880 mm northwards. The Acting Chair informed members that movement of the land drain adjacent to Little Beeches was most likely because of the restrictive covenant in which nothing should be put along the boundary fence or the planted trees and equally nothing should be done that would destroy the hedge alongside the property at Little Beeches.

The Committee had no objection to the movement of the properties however members wished to ensure that neither boundary (Gilbert Estate or Little Beeches) were compromised by position of the drains and in the construction of these houses permitted development rights were withheld for any future enlargement.

RESOLVED - To recommend no objection provided boundaries were not compromised by position of the drains and permitted development rights were withheld in the construction of the houses.

SDNP/20/01267/HOUS – 20 Sussex Gardens, East Dean, BN20 0JF

Retrospective - Temporary Retention of 2m High Fence Along the Boundary with Downs View Lane, to Be Reduced to 1m High after 12 months from the Grant of Planning Permission.

The Acting Chair reminded members this retrospective application related to the very large and intrusive cream/ivory metal fence placed at the bottom of the garden in full view from the main road and erected without planning permission which was reported to the SDNPA Enforcement Officer.

The Acting Chair informed members that the application is for the 2m high fence to be retained for a year and then reduced to 1m high. The reason given for retention and then reduction to 1m high is that Cupressusocyparis Leylandii Green would be planted on the Downs View Lane side to screen the fence. Members viewed the fence plan and details submitted with the application and agreed that these were rapid growth trees non-native to chalk downland, not in keeping with hedges in the area and in stark contrast to the opposite hedge in Downs View Lane.

Members considered this planning application should be rejected as it aimed to regularise what was an illegal construction. The proposed planting of a completely foreign and fast growth species was in stark contrast to hedges in the area.

RESOLVED – To recommend that the application be REJECTED

SDNP/20/00397/HOUS – 9 Windmill Lane Friston BN20 0EE

Rear Single and Part Two Storey Extension

The Acting Chair informed members that an extension would be added to what was already a large house. The Committee viewed the proposed floor plans and agreed that this was a rear extension that made a slightly larger kitchen and family room. Members agreed the essential nature of the property had not changed and the alteration was well below the 30% threshold.

RESOLVED – No objection

P.131 DECISION NOTICES

The committee noted the following application was approved by the SDNPA and resolved by the Parish Council as ‘Approved’:

SDNP/20/00845/LDP – Old Vicarage Cottage, Crowlink Lane, Friston, BN20 0AU

Lawful Development Certificate (Proposed) - The proposal contains of demolition of existing conservatory and erection a new single storey rear extension with mono - pitched roof. Extension width is 7.68 meters, depth - 2.76 meters. Extension roof is no higher than 2.6 meters and height of the eaves is no higher than 2.46 meters.

The Acting Chair advised that this was a Lawful Development Certificate that regularised what had been in place for some time.

P.132 NEIGHBOURHOOD PLAN

Councillor Bryant had stepped down as Chair of the Neighbourhood Plan Steering Group and the Committee agreed that a discussion about a replacement should be at the Full Parish Council Meeting on the 4th June 2020. **ACTION: KL**

The Acting Chair of Planning and the Vice Chair of the NPSG confirmed that under the current circumstances the NPSG members and NPSG Focus Groups have not met. The Vice Chair advised that although Councillor Bryant had stepped down as Chair of the NPSG he has not stepped away from the Group.

P.133 CORRESPONDENCE

The Planning Committee took note of Report 8 on correspondence received and the following points were discussed: -

a) Enquiry from the EDFPC Tree Warden on planting on Land at the Fridays

The Acting Chair advised various conditions for landscaped boundaries were placed during the planning consent for building on land at the Fridays between the new development and the recreation ground. The SDNPA Enforcement Officer asked for a monitoring brief on

planting. Members agreed that the subject should be discussed at the Full Planning Meeting under Recreation Ground. **ACTION: MK/KL**

- b) Notification from the EDFPC Tree Warden of hedge planting at Crowlink Place against Hobbs Ears

Councillors agreed that this matter did not concern the Planning Committee.

- c) Offer from the SDNPA Planning Development Manager and SDNPA Development Lead (Eastern Area) to have a Zoom meeting with the EDFPC to discuss planning issues

The Acting Chair thanked the SDNPA Representative for the offer and advised that when a new Chair of Planning is placed the EDFPC would like to take up this offer. The Chair of the Parish Council asked for this to be kept 'live'. **ACTION: DP**

- d) SDNPA Committee Officer advised their planning meeting for May 2020 will not be held and the SDNPA are working towards holding a virtual Planning Committee meeting on the 11th June 2020

The SDNPA Representative advised that the SDNPA had dealt with delegated reports but a few contentious cases would be heard at either a virtual meeting or sitting planning committee meeting in June 2020. The SDNPA Representative had given the EDFPC as an example for virtual meetings that could be done.

- e) 1 The Ridgeway -SDNP/19/05370/HOUS

Neighbours new to the area were unaware of the EDFPC remote planning meeting on 21st April 2020 and were disappointed not to be able to comment on planning application SDNP/19/05370/HOUS. The Admin Officer advised them on planning procedure and they have sent comments directly to the SDNPA.

- f) 9 The Link -SDNP/20/00924/CND

A neighbour informed the Parish Council of the latest amendments and asked for their thoughts. The Acting Chair advised that the planning application SDNP/20/00924/CND had been approved by the SDNPA on the 18th May 2020 and there was no cause to oppose slight adjustments to the planning application.

P.134 URGENT ITEMS

The SDNPA representative asked if this Parish had received e-mail correspondence from the SDNPA Case Officer on East Dean Place SDNP/20/01219/HOUS. The Admin Officer advised that nothing was received and it was established that the Enforcement Officer had sent his e-mail dated 14 April 2020 to a defunct e-mail address for the Parish Clerk.

During the planning meeting The SDNPA representative forwarded that e-mail to the Admin Officer who presented it on screen for the EDFPC Planning Committee to read. The contents were noted by the Planning Committee who expressed their extreme disappointment that someone had been allowed to breach planning regulations and this Parish considered this had set a dangerous precedent for future developments within the South Downs National Park.

P.135 DATE OF NEXT 'REMOTE' MEETING: - Tuesday 16th June 2020 starting at 6.30 pm

There being no further business, the meeting closed at 7.50 pm.

Signed..... (Chair)

Date.....