



Minutes of a Meeting of the Planning Committee held in the Small Hall of the Village Hall, East Dean at 7.00 pm on Tuesday 21st February 2017

Present: Cllr M Keller (Chair), Cllr S Fuller, Cllr I Haydock, Cllr A Hookham, and Cllr J Sargent

In attendance: K Larkin (Parish Clerk).

There was one member of the public present.

Public Session: - None

P.755 Apologies for absence: - Cllr R Maxwell, Cllr P Seeley

P.756 Declarations of Interest: - None

P.757 Minutes of the previous meeting: - the Minutes of the meeting held on 21st February 2017 were confirmed as a correct record, and signed by the Chair

P.758 CORRESPONDENCE

- (a) **Residents' Association** – the committee took note of the Association's comments on current applications
- (b) **Proposed development of land east of Gilberts Drive** – the committee took note that a public pre-application consultation session would take place at the start of the next Planning Committee meeting on 21st March 2017. The parish council would issue notices and the Residents' Association would email their members.

P.759 NEW APPLICATIONS

SDNP/17/00134/HOUS – 5 The Outlook, Friston, BN20 0AR

Proposed single storey extension to the front to enlarge lounge and hallway

The proposed extension would alter the appearance of the house by extending the existing porch sideways, but the proposals were compliant with the Village Design Statement and no objections had been raised.

RESOLVED - To recommend that the application be approved

SDNP/17/00272/DCOND – 40 Warren Lane, Friston, BN20 0EP

Discharge of condition No.4 on planning consent SDNP/16/02213/HOUS

This was a proposed planting plan, required as Condition 4 of retrospective planning approval. The RA and the PC had recommended rejection of the original retrospective application,

principally on the grounds of impact on neighbours' privacy, contrary to saved policies DC19 (2) and (3); EN 27(2); and the VDS. Unfortunately Condition 4 of the planning consent did not refer to privacy, and the County Landscape Architect had therefore not considered it in giving approval to the planning scheme. There was no evidence that the neighbours who were most affected had been consulted when the planting scheme was drawn up. However, in the absence of any objection from the neighbours, the council would not maintain its own objection.

RESOLVED – Not to object to the discharge of Condition No.4

SDNP/17/00473/HOUS – 21 The Brow, East Dean BN20 0ES

Erection of a 1.35m high Sussex Flint Wall with Quoins and Brick Tops and Planting of a Hedge in front of the Wall

The Chair drew attention to an email from the agent pointing out that the proposed wall would only be 35cm higher than the 1m the applicant could build under permitted development rights, and that there were other examples of walls higher than 1m in the vicinity, but with hedges in front of them, as proposed at 21 The Brow. Nevertheless, the proposed wall would still be 25% higher than permitted development; higher than the nearest high wall (1.2m); and in a visually dominant position at the top of a sloping verge. The RA and parish council had both objected to the original application for a 1.7m wall on the ground that it would be visually overpowering and out of keeping. Though the proposed height had been reduced the wall would still be unnecessarily dominant. Members agreed not to object to a wall 1 – 1.2m high but to oppose 1.35m as an aspect of 'planning creep'.

RESOLVED - To object to the application on the basis that the proposed height would be greater than others in the vicinity and could lead to escalation

SDNP/17/00656/LIS – Friston Place, Jevington Road, Friston BN20 0AH

Reinstatement of a former wall opening and creation of new steps

There were no objections to these proposals which had been meticulously planned. Assuming that the works were consistent with the listed status of the building, neither the RA nor the council saw any cause to object.

RESOLVED - To recommend that the application be approved

SDNP/17/00707/HOUS – 12 The Ridgeway, Friston, BN20 0EU

Replacement of existing single storey attached garage/utility/kitchen structure with proposed two storey side/rear extension, single storey infill extension to rear, plus detached garage to the south of the property

The RA had noted that although the proposed work would considerably enlarge the building it should not impinge on the privacy of the neighbouring properties, and on balance the RA would not object. However, it was noted that the scheme could possibly increase the floor area of the dwelling by more than 30% and therefore contravene policy SD45 of the emerging Local Plan, also referred to in the Village Design Statement (DG3). The architects had not supplied a calculation of the increase. Members agreed that if the architects could demonstrate that the

application would be compliant with SD45 and DG3 the council would not object to the application.

RESOLVED – To object to the development on the grounds of contravention of policy SD45 and VDS section DG3 unless the applicant or their architects can demonstrate that the proposed enlargement does not exceed 30% of the original building

P.760 DECISION NOTICES

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

SDNP/16/04060/LIS – The Dipperays, Upper Street, East Dean, BN20 0BS

Construction of flint wall with gate and demolition of small area of existing wall to create further pedestrian access

SDNP/16/04059/FUL – The Dipperays, Upper Street, East Dean, BN20 0BS

Erection of three single storey one-bed holiday cottages and extension of existing parking area to provide seven additional parking spaces. Proposed formation of arched opening with brick arch and brick quoins into existing flint wall.

SDNP/16/05614/HOUS – 24 The Ridgeway, Friston, BN20 0EU

Construction of 2 car oak timber frame ‘Sussex Barn’ single storey detached garage. Conversion of existing garage into store room. Reconstruction of existing driveway to gravel with blockwork edging and blockwork run-ins from the private roadway

SDNP/16/05748/HOUS – 28 The Brow, East Dean BN20 0ES

Proposed single storey extensions at front, side and rear, together with creation of enclosed balcony to rear first floor bedroom

SDNP/16/05822/TPO – 4 Wenthill Close, East Dean, BN20 0HT

Reduce to suitable growth points by 30% No.1 Salix Tree

SDNP/16/06151/HOUS – 24 Peak Dean Lane, East Dean, BN20 0JD

Erect conservatory at rear

SDNP/16/06175/LDP – 7 The Outlook, Friston, BN20 0AR

Erect replacement conservatory at rear

P.761 LOCAL PLAN – COMMUNITY INFRASTRUCTURE LEVY

The committee took note that the SDNPA had now adopted its Community Infrastructure Levy Charging Schedule, which would take effect from 01 April 2017. An infrastructure charge of

£200/m² would be applied to most developments from that date, with the following exceptions:

- Social (affordable) housing
- Domestic residential extensions
- Self-build development
- Development by charitable institutions
- Changes of use that do not increase floor space
- Buildings into which people do not normally go or go only intermittently for the purpose of maintaining or inspecting machinery, and
- Buildings with temporary planning permission

It was estimated that the charge would add 3% to building costs. A proportion of the CIL income would be passed directly to the parish council (15% in East Dean & Friston; 25% in parishes with a Neighbourhood Plan. [NB: Full details are available at www.southdowns.gov.uk/cil].

P.762 URGENT ITEMS

The Chair drew attention to the following matters:

- (a) Sale of Eastbourne Downland** – proposed sale of 5 let farms. Eastbourne Borough Council was still in the process of checking water responsibilities, which had proved very complex. They had not yet served pre-emption notices on the Davies-Gilbert and Devonshire Estates. The SDNPA was negotiating with Eastbourne Borough Council to ensure that covenants were in place to prevent inappropriate development and protect priorities such as permissive paths, but the two Estates were not willing to accept restrictive covenants: it was argued that the SDNPA already had all the powers it needed to protect the downland after the sale. Even so, the SDNPA was concerned about the potential impacts of any sales/transfers, bearing in mind that many possible changes in land use after a sale might be agricultural in nature and would not come within the planning regime. Brighton and Hove City Council is proposing a similar sale of part of its downland, and the SDNPA is doing all it can to protect both areas. The committee reiterated the view, expressed by the Parish Council in December 2016, that it would not be expressing a collective view on the proposed sale since the area concerned was outside the Parish. However, councillors (and any other villagers) may wish to express their views to Eastbourne Borough Council as individuals.
- (b) SDNPA office in the eastern Park** – the SDNPA is currently considering opening a second office at the eastern end of the National Park, in Stanmer.
- (c) The Bluff, 21 Warren Lane** – the architect for application SDNP/16/06244/HOUS has submitted a revised drawing of the side elevation dormer window to avoid any overlooking of the neighbouring property.

P.763 DATE OF NEXT MEETING: - Tuesday 21st February 2017 in the Small Hall of the Village Hall, East Dean, starting at 7.00 pm

There being no further business, the meeting closed at 8.00 pm.

Signed..... (Chair)

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