



**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 17<sup>th</sup> July 2018**

**Present:** Cllr T Bryant (Chair), Cllr L d'Urso, Cllr K Godden, Cllr B Greenwell, A Hookham, and Cllr M Keller

**In attendance:** District Cllr J Wilton (Items P.919 – P.926); K Larkin (Parish Clerk)

*There were four members of the public present*

**Public Session**

The 30% limit – a resident requested further information about the council's proposal to consult with the SDNPA over the interpretation of the 30% limit on the size of extensions. The Chair explained there was a need for clarity because of a recent Appeal decision [June minutes Item P.915c] and some inconsistency in emerging policy (the Local Plan, not yet finalized). There was as yet no timescale for the consultation.

13 Deneside – the applicant stated that it was proposed to add a small extension to this 1930s property, removing a previous extension which was unsympathetic in style, and bringing the small kitchen up to modern standards. The application was designed to be compliant with the Village Design Statement and the materials used would match existing materials (clay tiles etc.).

*The Chair closed the Public Session and opened the meeting*

**P.919 Apologies for absence:** - Cllr N Day, Cllr P Seeley

**P.920 Declarations of Interest:** - None

**P.921 Minutes of the previous meeting:** - The Minutes of the meeting held on 19<sup>th</sup> June 2018 were confirmed as a correct record and signed by the Chair.

**P.922 CORRESPONDENCE**

The committee took note of the following:

- a) 17 The Brow – an internal courtyard wall was Permitted Development
- b) East Dean Place – an application for retrospective permission was awaited
- c) 21 The Brow – no further update on enforcement
- d) 13 Deneside – planning permission was required and had been sought for 'engineering operations' i.e. creation of a 'raised platform' of over 30cm [Note: This refers to application SDNP/18/02364/FUL]

**P.923 NEW APPLICATIONS****SDNP/18/03409/HOUS – 25 Warren Lane, Friston, BN20 0EP**

*Proposed alterations and extensions to create new entrance with enlarged rooms throughout*

Members noted that the proposed extension, though large, would not markedly increase the footprint of the already large property. The elevation would be improved, and the games room would be drawn back from the boundary of the property, with a new garage taking its place. The roof construction had been designed to avoid an increase in height.

RESOLVED - Not to object to the application

**SDNP/18/02946/HOUS – Foxgloves, 32 Peakdean Lane, East Dean, BN20 0JD**

*Proposed infill porch and loft conversion with hip to gable roof extension, front dormer, rear dormer with balcony and roof windows*

Members noted that the proposed extension would face a blank gable in the neighboring property and would not impose on it. Similar extensions had been built in the vicinity. The new bedroom would have a pitched edge to the dormer, which accords with the Village Design Statement.

RESOLVED - Not to object to the application

**SDNP/18/03498/HOUS – 79 Micheldene Road, East Dean, BN20 0JZ**

*Proposed lower ground floor single storey rear extension with patio and pergola over*

Members noted that the front of the property would remain unaltered, and the rear elevation would have a tidier appearance.

RESOLVED - Not to object to the application

**SDNP/18/03073/HOUS – 13 Deneside, East Dean, BN20 0HX**

*Single storey side extension with rooms in the roof replacing earlier extension and incorporating part of an existing garage*

Members noted that this application was separate from SDNP/18/02364/FUL considered at the previous meeting. It was accepted that the original building required modernization and that the plot size could accommodate the extension proposed. The works would improve the appearance of the building.

RESOLVED – Not to object to the application

**SDNP/18/03178/HOUS – 13 The Ridgeway, Friston, BN20 0EU**

*Single storey garage extension to side elevation, single storey in-fill extension at the rear and replacement windows to all elevations and associated alterations*

The proposed extension of living accommodation would use an existing garage building, whose flat roof would be replaced by a more attractive pitched roof with a barn end. However, the roof would face an existing dormer window (at higher level) in the side elevation of No.11 The Ridgeway. No objection had yet been made by neighbours. The work would result in the loss of a tree on the same boundary protected by a TPO, though the tree might in any event be too close to the boundary fence and to the building to remain. It was

also noted that two new ground floor windows would be put in the elevation facing the same boundary, and members queried whether this was necessary and could potentially cause overlooking,

RESOLVED – Not to object to the application, provided that no objection were made by neighbours

#### **P.924 DECISION NOTICES**

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

##### **SDNP/18/00761/FUL – Taperfield, Jevington Road, Friston, BN20 0AG**

*Demolition of existing dwelling and erection of new dwelling*

##### **SDNP/18/02428/HOUS – 1 Warren Close, Friston BN20 0EN**

*Proposed extension, replacement of windows, demolish existing garage and erect new double garage to rear*

##### **SDNP/18/02551/HOUS – 5 Elven Lane, East Dean, BN20 0LG**

*Proposed single storey rear, side and part front extension to consist of new covered walk way entrance, guest bedroom shower, utility space and larger kitchen along with existing windows to be replaced as part of works*

Two of the applications had attracted the Community Infrastructure Levy, 15% of which would be payable to the parish in due course.

#### **P.925 REPORT OF PLANNING WORKSHOP**

Cllr d'Urso gave a presentation on the SDNPA Planning Workshop held on 19<sup>th</sup> June 2018, including a written report with links to key documents. The topics included the Partnership Management Plan, which the SDNPA saw as its single most important plan; the preparation of Whole Estate Plans; Highways and Roads in the South Downs; and the Dark Night Skies policy. The following considerations were discussed:

- Partnership Management Plan - There are more than 8000 businesses inside the National Park, and the SDNPA sees a huge opportunity to increase visitor accommodation. Parishes need to be ready if it is proposed to provide accommodation through new builds.
- Whole Estate Plan – applicable to large landowners, these non-statutory plans were almost unique to the National Parks, and could be likened to Neighbourhood Plans, but for single large landowners. A WEP would set out the aspirations an organisation should have as an estate; plans did not have to cover a specific time period, and could be updated to reflect changes in circumstance, or withdrawn if appropriate. The existence of a WEP would be a material consideration in relation to future planning applications. It was noted that the Gilbert Estate could be eligible to prepare a WEP.
- Highways and Roads in the South Downs – The SDNPA had requested all parishes to complete a Roads in the South Downs survey, indicating local priority issues. The survey form would be circulated to councillors and individual responses collated

**ACTION: LD/KL.** Entry markers to the National Park should be in place on key entry routes by the end of the year

- **Dark Night Skies** – The South Downs National Park was recognised as an IDA Dark Sky Reserve in 2016. The reserve was the second in England and only the eleventh in the world. It was already getting visitors who came specifically to stargaze, and this was relevant to the need for tourist accommodation, already noted.
- **Applications for Sustainable Communities/Community Match Funding** – funding could be available for signage for easily accessible walks ('Miles without Stiles'). Council owned bus shelters could be used for signage promoting the local area, including facilities such as shops. It was also suggested that the parish should prepare for the upgrade of the Exceat crossing (potentially bringing more traffic through the village) by applying for Community Match funding for a proper pedestrian crossing on the A259 in East Dean. However, the problems currently being experienced by the Community Match scheme were noted.
- **Reconsideration of a local Neighbourhood Plan** – it was suggested that there was a growing need for a holistic approach to local planning. The parish had previously decided against doing a Neighbourhood Plan [Note: for the most recent discussion see council minutes of 7<sup>th</sup> April 2016, Item C.182]. The concept had since been refined and was becoming more widely used as a means of taking back some local control. It was agreed that the Chair should prepare a preliminary report for the August council meeting, seeking authority to bring a substantive report forward in the autumn **ACTION: TB; KL to find out about NP funding**

Members thanked Cllr d'Urso for a detailed and thought-provoking report.

#### **P.926 URGENT ITEMS (PART 1 OF 2)**

**Housing development** - a rumour had circulated about further development being contemplated by landowner(s) outside the development boundary. The Chair reminded members that the most recent Strategic Housing Land Allocation Assessment in the parish had simply involved the SDNPA looking again at sites previously nominated (by landowners) to Wealden District Council. All had been dismissed except for the Fridays field, where 11 new homes had now been built. So-called 'windfall sites' had to be small enough to permit the building of less than five new homes. The third policy document guiding the location of new housing could be a Neighbourhood Plan (if there were one).

#### **P.927 LOCAL HERITAGE LIST**

The committee considered the SDNPA's draft guidance note with suggested criteria for identifying non-designated heritage assets. It was agreed that this was a well-intentioned idea that could have unintended consequences. If implemented, it would be essential for the scheme to have an appeal process, usable both by the property owner and by the planning authority, because listing would have the status of a 'material consideration' in relation to future planning applications, yet could be applied on a very subjective basis. The committee agreed to respond to the consultation on the basis that the procedure needed clarification and refinement. It was also noted that a list of local, undesignated heritage buildings had been compiled in the past **ACTION: KL to draft a response and circulate the existing local list to councilors.**

**P.928 URGENT ITEMS (PART 2 OF 2)**

- a) TV Masts – a second TV mast had been erected at The Link. It was assumed that the original one would soon be dismantled. Members noted that the council had been consulted about the possible replacement of the mast in 2015 and had queried whether it would restore the Freeview frequency lost in 2012 when digital transmission was introduced. There had been no response. Members agreed to find out whether the new mast was Permitted Development, and what effect it might have on local reception. **ACTION: KL**
- b) Parish Liaison with the SDNPA - members agreed that it could be helpful to have more regular contact with planning officers, perhaps on a six-monthly cycle. This would be reviewed at the August committee meeting. **ACTION: KL to add this to the agenda.**

**P.929 DATE OF NEXT MEETING: - Tuesday 21<sup>st</sup> August 2018 in the Small Hall of the Village Hall, East Dean, starting at 6.30 pm**

*There being no further business, the meeting closed at 8.02 pm.*

Signed..... (Chair)

Date.....