

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 19th September 2018

Present: Cllr T Bryant (Chair), Cllr K Godden, and Cllr P Hill

In attendance: K Larkin (Parish Clerk)

There were seven members of the public present

P.940 Apologies for absence: - Cllr N Day, Cllr L d'Urso, Cllr B Greenwell, Cllr M Keller and Cllr P Seeley

P.941 Declaration of Interest: - Cllr T Bryant – 1 The Fridays (knows the applicant)

PUBLIC SESSION

Crowlink Corner

Several residents opposed this application for a new access track across National Trust land. The following points were made:

- The land should be under triple lock protection ensured by the terms of the donation of the land to the National Trust; the terms of the Trust's own obligation to keep such land in its natural state; and the statutory purpose of the SDNPA to 'conserve and enhance' it.
- There should have been public consultation during the decade when the application was apparently being discussed privately between the applicant and the Trust.
- The objections now being raised to the application were not being addressed.
- The parish council should consider resolving to censure the National Trust for its seeming inaction and lack of awareness of these issues.
- The current re-consultation specifically concerned the Amended Existing Site Plan, the Amended Proposed Site Plan and the Amended Location Plan, each of which showed an 'Existing/Proposed Vehicle Turning Area' with a wooden 5-bar gate outside the curtilage of Crowlink Corner and outside its adjacent small paddock, in the National Trust's field. No such area currently existed; there had been no mention of it or of the gate in the original application; the terms of the conveyance of the field did not grant such a thing; there were no measurements on the plans, nor any narrative about the proposed turning area. The word 'parking' was not used but there was concern that this could follow. All these errors/omissions should be dealt with.
- The parish council should continue to object to the application.

Taperfield

The applicant's landscape designer explained that the property had planning permission for modernization and now the project was to be completed with landscaping. In particular, the

entrance gateway would be widened and a pop-up gate installed within the existing flint wall, which would run straight instead of following the slope as at present.

No.1 The Fridays

The applicant stated that the purpose of the application was to get cars off the road in an area where there was considerable pressure on parking due to increasing numbers of visitors. It would free up the junction of Lower Street and Gilberts Drive and also improve visibility at the bus stop.

The Chair closed the Public Session and opened formal business

P.942 AMENDED APPLICATION

SDNP/18/03970/FUL – Land adjacent to Crowlink Corner, Crowlink Lane, Friston BN20 0AX

Introduction of two wheel access track retaining a central strip of grass running from Crowlink Lane to Crowlink Corner to provide safer access to serve Crowlink Corner

In discussion members reiterated the objections previously made, which had not been addressed. It was noted that the re-consultation specifically concerned the proposals for a new 'Vehicle Turning Area' in the field outside the curtilage of the property, and this was agreed to be an additional cause for objection.

The Chair was critical of the state of the planning application forms which had not been well filled in by the applicant nor checked out by the SDNPA:

- In Q.9 it had been stated that vehicle parking was not relevant to the application,
- In Q.10 it had been stated that no trees should be lost. Neither answer (Q9 or 10) appeared to be correct. The small compound (rented from the National Trust), which lay between Crowlink Corner and the turning area now proposed, contained trees that would make parking difficult. One was already earmarked for removal in the applicant's own Arboricultural report, and the independent arboricultural report commissioned by residents (and submitted to the SDNPA) suggested that seven trees in total could be lost, despite bearing no relation to the building of the access road. The losses would be related to the Vehicle Turning Area now proposed, and to the adjacent compound. Both lay outside the red line of the application site and should have been included in it.
- The response to the pre-application advice question was incomplete: it had in fact suggested an alternative solution and recommended certain courses of action for the National Trust, but neither had been followed up.
- Certificate B regarding the agricultural tenant should have been served direct on the tenant but was actually served c/o the National Trust.
- All areas directly affected by the application should have been included within the red line of the site, and the description of the application should have referred to the additional areas and additional proposals.
- A Preliminary Ecological Appraisal was said to be included in the application but was not included.

- Overall, these failings were such that the application should not have been validated.

The Design and Access statement was also criticized as inadequate: the right of way applied for did not follow the legally registered right of way and could only do so if the National Trust varied the existing right or granted a new easement. The Trust did not appear to have addressed this issue. There was another access to Crowlink Corner via a 5-bar field gate to the south on the western boundary, where there could be some space for parking/turning, (though levels and surface conditions could be an issue), but that access point was not shown as part of the application and did not benefit from the registered right of way.

All this reinforced the view that the new turning head now proposed was necessary but would end up being used for car parking. This would undermine the argument that the access and turning head were required for emergency vehicles. No track analysis had been undertaken to establish whether it would be fit for that purpose, and no statement as to the need for it had been obtained from the emergency services.

The pre-application advice from the SDNPA was apparently given on the basis that the proposed track was almost domestic. In fact, the scale of the project was large and would generate a minimum of 560 tons of spoil. If this were to be kept on Crowlink Corner it would require consent as it would constitute engineering works. The visual impact even if the spoil were disposed of off-site would be considerable, as would the potential traffic impact on Crowlink Lane and surrounding downland, potentially causing lasting damage. It had been suggested that as the applicant owned land between the National Trust field and Friston Hill (the main A259), the works could be accessed that way. However, this was unlikely to be acceptable either to the Trust, who would have to approve breaking through their hedgerow; or to East Sussex Highways or the Emergency Services, owing to the potentially hazardous access onto Friston Hill. It would probably also require planning consent. No health and safety issues appeared to have been addressed.

The SDNPA comments had stated that it was important the works be discreet and minimize the visual impact on the landscape, but their suggested alternative (which would reduce the dig) did not appear to have been looked at [Para 4.1 of the Design and Access statement]. They had also recommended that separate permission be obtained from the National Trust: this had not happened either. The conclusion in 4.2 of the Design and Access statement that the proposals were compliant with the statutory purposes of the Park therefore did not follow. The application should be refused.

Finally, and with regret, the committee criticized the lack of input from the National Trust, which had direct control over the application site and responsibility for its stewardship, but had made no decisive input. The committee was unanimous that the Trust should either object to the application because it is on land that they own and control; or agree to a scheme of works and grant a new right of way subject to planning and a precise schedule of works and mitigation. It should not be left to the parish and the planning authority to step into the breach.

Looking ahead, there was some sympathy for the needs of the applicant, and if a future compromise were to be sought, the community would appreciate being involved at an earlier

stage.

RESOLVED - To recommend that the application be refused

RESOLVED – To recommend that the parish council should make its concerns known to the National Trust

P.943 Minutes of the previous meeting: the Minutes of the meeting held on 21st August 2018 were confirmed as a correct record and signed by the Chair

P.944 NEW APPLICATIONS

SDNP/18/04151/HOUS – 1 The Fridays, Gilberts Drive, East Dean BN20 0DG

Crossover and access drive

RESOLVED – Not to object to the application

SDNP/18/04524/FUL – Taperfield, Jevington Road, Friston, BN20 0AG

The proposal predominantly comprises minor landscaping works. To include the demolition of a structurally unsound flint wall running along the east boundary overlooking the highway and includes rebuilding the flint wall with an increased height. The installation of a pop-up vehicular and pedestrian gate., resurfacing of the existing parking area to be SUDS compliant, replacing of existing trellis and installation of 'Moongate' to the southern boundary, installation of a sunken seating area and decked platforms at the bottom of rear garden and the installation of a small lawn mower shed near to the northern boundary. Plus installation of a flint gazebo less than 3m in height

In discussion, members asked for further particulars of the increase in height of the flint wall on the front boundary, and of the extent to which the wall was to be rebuilt.

Standing Orders were suspended to enable the landscape designer to state that the wall would remain at the current height of 1.8 m at the gate, and would finish at 2.4m on the side boundary only because of the fall of the land to the corner of the site, the top of the wall remaining level. The wall had been found structurally unsound, and would need to be substantially rebuilt. Standing Orders were re-imposed.

Members listened to a sound recording of a pop-up gate in operation, and agreed that this was quiet and smooth, and should not be an issue.

RESOLVED - Not to object to the application

P.945 DECISION NOTICES

a) The committee took note of the following applications approved by the SDNPA:

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

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

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

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

SDNP/18/03703/HOUS – 5 The Outlook, Friston, BN20 0AR

Rear extension

SDNP/18/03761/TCA – Little Lane Cottage, Upper Street, East Dean BN20 0BU

Notification of intention to Beech (T1)-Reduce crown by approximately 3m, raise crown by approximately 2m and ensure a 2-3m clearance from property's roof

- b) The committee took note of the following application refused by the SDNPA:

SDNP/18/03409/HOUS – 25 Warren Lane, Friston, BN20 0EP

Proposed alterations and extensions to create new entrance with enlarged rooms throughout [Note: the parish council did not object to this application].

P.947 ENFORCEMENT – no updates available

P.948 SDNPA LIAISON MEETING – no update available

P.949 URGENT ITEMS – none

P.950 DATE OF NEXT MEETING: - Tuesday 16th October 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 7.16 pm.

Signed..... (Chair)

Date.....