



**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 16<sup>th</sup> October 2018**

**Present:** Cllr T Bryant (Chair), Cllr N Day, Cllr L d'Urso, Cllr P Hill, Cllr M Keller and Cllr P Seeley  
**In attendance:** P Williamson (Tree Warden); K Larkin (Parish Clerk)

*There were two members of the public present*

**PUBLIC SESSION**

**1 The Fridays** – the applicant stated that this application had been refused, on the grounds that it would result in the loss of part of a flint wall that was a non-listed heritage asset and would harm the character of the area. This was unexpected as the application had been designed to comply with the Village Design Statement and to enhance road safety, and had attracted no objections until the very end of the process. An Appeal would be lodged and the parish council was requested to support the applicant. The Chair confirmed that this would be discussed during the meeting.

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

**P.951 Apologies for absence:** - Cllr K Godden and Cllr B Greenwell

**P.952 Declaration of Interest:** - Cllr T Bryant – 1 The Fridays (knows the applicant)

**P.953 Minutes of the previous meeting:** the Minutes of the meeting held on 18<sup>th</sup> September 2018 were confirmed as a correct record and signed by the Chair

**P.954 NEW APPLICATIONS**

**SDNP/18/04796/HOUS and SDNP/18/04797/LIS – Birling Manor, Gilberts Drive, East Dean BN20 0AA [Listed Building Grade II]**

*Internal and external alterations, enlargement of entrance hallway, alterations to fenestration, glazed roof to light well, re-instatement of drive adjacent to house and formation of parking space, formation of new Plant Room.*

Members noted that these applications constituted amendments to alterations previously considered by the parish council, with no objections raised. The alterations proposed to the Manor were chiefly restorative, removing work done in the 1970s and conserving the heritage of the building. The proposed parking arrangements close by a right of way (Footpath 26a) would not interfere with the public path.

**RESOLVED** - Not to object to the application

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**P.955 DECISION NOTICES**

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

**SDNP/18/03799/HOUS – Crowlink Place, Crowlink Lane, Friston, BN20 0AU**

*Extension to the front elevation to form a new west wing with single storey additions to the front elevation at ground floor. Demolition of the existing UPVC conservatory and existing rear (north side) single storey extension. New single storey orangery to east elevation. Replacement of all the existing UPVC windows with timber framed double glazed casements for paint finish. Alterations to the landscape to provide revised parking arrangement and pedestrian access to the house.*

The parish council had recommended that this application be refused. However, the conditions attached to the application went some way to address the objections raised by the parish. With regard to landscaping, there would be no mound and the fencing would be timber post and rail to retain the rural character of the area. For ecological reasons the work must be carried out between mid-March and mid-September (Condition 3). The interpretation of the 30% rule in this application (and others) would be put on the agenda for the forthcoming liaison meeting between the parish council; and SDNPA officers. A further topic would be the lack of protection for trees not protected by a TPO, and the lack of any penalty for felling trees on land not owned or controlled by the person ordering the work. The SDNPA had acknowledged that there was a need for a unified tree policy across the Park, to replace the current patchwork of different policies in different Districts. **ACTION: KL**

**SDNP/18/03820/HOUS – 26 Hillside, Friston, BN20 0HE**

*General remodelling of an existing dwelling including a double storey side extension replacing an existing garage*

- b) To note the following application refused by the SDNPA:

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

*Crossover and access drive.*

The parish council had not objected to this application, but rather welcomed the fact that by relieving pressure on parking opposite a junction it would improve road safety at a spot which had been a cause of concern for some years. The Decision stated that the application would conflict with policies EN27 of the saved Wealden Local Plan and policies SD5 and SD15 of the SDNPA's Submission Local Plan, but members did not agree that it would conflict with EN27 regarding layout and design criteria, nor SD5 on Design, whilst SD15 on Conservation Areas did not apply as the application site lay outside the East Dean Conservation Area. It was agreed that the council should make these points to the SDNPA ahead of any Appeal being lodged. The application of policies in the Submission Local Plan in this decision, ahead of the Public Examination stage of the Plan, would be queried at the liaison meeting. The matter should also be raised at the forthcoming County Council liaison meeting (SLR). **ACTION: KL**

**P.956 APPEAL**

The committee noted that an Appeal against refusal of planning consent had been lodged in respect of SDNP/18/01678/HOUS – 10 Dene Close, East Dean, BN20 0JJ

**P.957 ENFORCEMENT**

The committee took note of the following:

- a) East Dean Place – securing a retrospective application at this property could be dependent upon the future interpretation of the 30% rule
- b) 21 The Brow – the SDNPA enforcement officers had taken measurements of the height of the new boundary wall and would contact the landowner to have the wall reduced to the height permitted on Appeal. Members agreed this should be raised at the liaison meeting **ACTION: KL**

**P.958 SDNPA LOCAL DEVELOPMENT SCHEME (6<sup>th</sup> revision – October 2018)**

The committee took note of the report. Public Examination of the Submission Local Plan would be undertaken in November and December 2018, and an 8 week period of consultation on any Main Modifications would be held in the spring of 2019, followed by the adoption of the Plan, assuming it were found to be sound. Paragraph 2.2 of the report regarding the hierarchy of policy and plan making stated that until the new Local Plan was adopted the Core Strategies already adopted, including the Wealden District Council Core Strategy Local Plan 2013, should prevail in decision making. This was at odds with some recent decision making and should be raised at the liaison meeting **ACTION: KL**. The Chair advised that the proposed revision of the 30% rule was likely to be challenged at the Examination stage: in origin, it was a Greenbelt policy (not otherwise mentioned in the National Planning Policy Framework), and it probably should not be applied within built-up areas. However, within East Dean and Friston, other considerations such as proportionality, effect on neighbours, landscape impact etc., all supported by the Village Design Statement, would still apply. Overall, the Village Design Statement was likely to be out of gear with the new Local Plan and would require revision and/or absorption into a new Neighbourhood Plan.

**P.959 ENGLAND COASTAL PATH**

The committee took note of proposals by Natural England for improving coastal access between Shoreham and Eastbourne. It was agreed that this should be reviewed at the November meeting [consultation closes 22 November 2018].

**P.960 URGENT ITEMS – none****P.961 DATE OF NEXT MEETING: - Tuesday 20<sup>th</sup> November 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 7.07 pm.*

Signed..... (Chair)

Date.....