

Minutes of a meeting of the Planning Committee held in the East Dean and Friston Village (Small) Hall, Village Green Lane, East Dean, BN20 0DR on Tuesday the 19th October 2021 commencing at 6.30 pm.

Present: Cllr T Bryant (Chairman), Cllr P Seeley, Cllr S Thorogood, Cllr M Keller, Cllr P Hill, Cllr C Lees and Cllr H Milligan.

In attendance: Mrs D Picknell (Admin Officer).

Public Session – Primarily this was an extended Public Session to discuss the Neighbourhood Plan. There was one member of the public present who advised the Parish Council planning committee that she had seen the report from the South Downs National Park Senior Planning Policy Officer on clarification of what policies can be included within a Neighbourhood Plan but had not had enough time to process the information. The Chairman advised members that the SDNPA is reiterating that the Neighbourhood Plan is a land use plan only. Policies on design and conservation are bolted on to the land allocations.

The member of the public advised the planning committee that there had been studies about Neighbourhood Plans numbering over 1000 and a large proportion (40%) had not talked about housing. She mentioned that as part of the South Downs National Park, Lewes has just made their Neighbourhood Plan with objectives some of which pertained to what the Parish wanted and linked to the same local plan. The Chairman advised members that many of these objectives were pinned to land use and if a Neighbourhood Plan was done properly there would need to be a housing needs survey and this would lead to a discussion about site allocation. If it was found that there was a housing need, be it affordable or open market, there would need to be a call for sites and then there will be a discussion about the allocation of the sites to satisfy that housing need.

Councillor Hill asked about the powers of a Neighbourhood Plan and whether there was a better vehicle for exploring objectives. The Chair of planning advised members that a Neighbourhood Plan required the support of many people and suggested that the Residents Association be the main driver. The member of the public suggested that the Neighbourhood Plan Steering Group would need members with expertise and there should be a recruitment drive. The Chair of planning asked the member to speak with the RA Committee to ascertain how many members could be recruited with the relevant expertise. He advised the planning committee that the NPSG Terms of Reference would need to be revisited and the SDNPA consulted.

The member agreed to discuss matters with the Residents Association Committee at their next meeting and report back to the Parish Council later in the year. She informed the planning committee that she could not lead the steering group but would be happy to be involved. The Chair of planning advised members that he was not prepared to lead the steering group.

The Chair of planning advised members that when the Village Design Statement was adopted it was used as a 'material consideration' with the South Downs Local Plan, but it was now superseded and out of date. The Chairman advised that a quick fix would be to ask the South Downs National Park to adopt an amended Village Design Statement.

The Chairman closed the public session and opened the meeting.

P.298 Apologies for absence – Cllr G Fowler.

P.299 Declarations of Interest – Cllr T Bryant declared an interest as a neighbour to Crowlink Place (P.306). Cllr P Seeley declared interests as a neighbour to 26 The Ridgeway (P.301) and 31 The Ridgeway (P.306). Cllr H Milligan declared an interest in 1 Michel Dene Road (P306) as she knows the landowners.

P.300 Minutes of the previous meeting: The Minutes of the meeting held on the 21st September 2021 were circulated and confirmed as a correct record for signature by the Chairman.

P.301 NEW AND AMENDED PLANNING APPLICATIONS

SDNP/21/04728/HOUS and SDNP/21/04729/LIS – 2 The Green, East Dean, BN20 0DA

Removal of existing chimney stack, including replacement timber rafters, new felt and batten, repair roof with salvaged tiles to match existing, reinstate guttering, make good or repair cracks and re-render accordingly.

The Chair advised members that the reason for two applications was that this was a listed building in a conservation area.

The planning committee viewed the existing and proposed rear elevations and considered that the removal of a chimney from the rear of the property does not affect the roof line and there was no impact on the view from the front.

RESOLVED – No objection.

SDNP/21/03478/HOUS – 38 Warren Lane, Friston, BN20 0EP Amended Application

Side extension, rear extension, internal alterations and the demolition of attached garage and replacement with annex.

The planning committee noted comments submitted to the SDNPA from a neighbour that mentioned loss of privacy, overdevelopment and dark skies impact. Members viewed the block plans and the proposed elevations and agreed that this was already a large property. Dark night skies impact was addressed with proposed installation of automated black out blinds. The comments submitted to SDNPA on the 20th July 2021 from the Parish Council remained the same.

RESOLVED – Recommend not to reject and requested that if planning permission were to be granted by the South Downs National Park Authority that permitted development rights would be removed to prevent further expansion, and a condition placed that prevented the construction of a separate house in the future.

SDNP/21/05078/HOUS – 26 The Ridgeway, Friston, BN20 0EU

Two storey rear extension.

The planning committee viewed the application form, the block plans and the ecosystem statement. Members agreed that they were unable to reach a decision through lack of documentation. The ecosystem statement mentioned plans 101C that were submitted on 12 March 2018 but these documents were not available on the SDNPA planning portal for this application. Sections on the ecosystem statement had not been completed and there was no indication that they were not applicable.

RESOLVED – Reserved position through lack of information.

SDNP/21/05119/FUL – 48 Summerdown Lane, East Dean, BN20 0LE*Erection of 3 bed detached dwelling with integral garage*

The planning committee viewed the design access statement which stated that the proposed development was for a three-bedroom detached dwelling with a proposed footprint of 111.35 sq.m, with one bedroom at ground floor and a further two bedrooms and study at first floor. The main living area would be to the east of the property with a modern living, kitchen and dining room with views over the open farmland.

Members agreed that it was crucial that any new development is not dominant within the existing street scene and requested that there should not be any further permitted development.

RESOLVED – Recommend not to reject and requested that if planning permission were to be granted by the South Downs National Park Authority that permitted development rights would be removed to prevent further expansion.

P.302 DECISION NOTICES

The planning committee noted that the following three application were approved by the SDNPA and the Parish Council had recommended 'No Objection'

SDNP/21/02137/FUL - Land adjacent to The Old Parsonage, Eastbourne Road, East Dean, BN20 0DN*Erection of 2 x no.3 bedroom dwelling houses with associated parking.***SDNP/21/03897/HOUS - 4 Peakdean Lane, East Dean, BN20 0JD***Removal of detached garage, erection of single storey side extension, new mono pitch roof over existing rear extension, new window in rear elevation, block up existing windows to side elevation and provision of a pitched roof dormer.***SDNP/21/04084/HOUS - 16 The Brow, Friston, BN20 0ES***Proposed single storey rear extension.*

The planning committee noted that the following application was withdrawn by the applicant and the Parish Council had recommended 'No objection'

SDNP/21/03717/LDP - Gore Cottage, Eastbourne Road, East Dean, BN20 0BL*Retention of new kitchen units, laminate floor and loft insulation, and installation of gas central heating/hot water system, secondary double glazing, suspended floor and electrical work.***P.303 SOUTH DOWNS NATIONAL PARK AUTHORITY PROPOSED TECHNICAL ADVICE NOTE ON COMMUNITY-BASED RENEWABLE ENERGY**

The Planning Committee discussed report 6 on the SDNPA proposed TAN on Community-based Renewable Energy and agreed with the already proposed guidance. Members wished to submit an additional proposal to the SDNPA which was 'On the principles for considering appropriate location for renewables and the principles for assessing impact on landscape, particular consideration should be given to conservation areas and guidance given'. **ACTION: DP**

P.304 CORRESPONDENCE

17 and 20 The Brow A concerned resident had e-mailed the Parish Council about continued developments at these properties. The planning committee agreed that the correspondence should be referred to the SDNPA Enforcement Officer for review. **ACTION: DP**

P.305 NEIGHBOURHOOD PLAN

The planning committee had noted reported items 8a, 8b and 8e and the matters discussed in the Public Session. Consensus was that there was support for a Neighbourhood Plan provided it achieved all the objectives originally set out by the Neighbourhood Plan Steering Group.

The Chairman suspended Standing Orders and re-opened the public session for the RA representative to speak.

She informed members that she would consult with the Residents Association, in particular the Residents Association Environmental Group who she co-ordinates. She advised members that she would mention what has been discussed at the next RA committee meeting at the beginning of December 2021. She advised the planning committee that it was unlikely that she would have a report for the Parish Council before Christmas 2021. The planning committee agreed to support the Residents Association by covering the cost of hiring the Village Hall for meetings that related to the Neighbourhood Plan. The Chairman of the Parish Council confirmed that the Parish Council had not abandoned the Neighbourhood Plan but there was not the resources or skill sets to proceed as they had wished. Members agreed that they shared the aspiration for a Neighbourhood plan and would work closely together with other interested groups.

The Chairman closed the Public Session and re-opened Standing Orders

The Chair of planning advised members that a proposal from the planning committee should be made to the full Parish Council to consider the following motion: -

- 1) Review the Village Design Statement as a matter of urgency; and
- 2) Submit with a strong request for the SDNPA to adopt it as a supplementary planning document, which will give it a statutory status.

ACTION: KL to raise a motion on the agenda for full Parish Council meeting

P.306 ENFORCEMENT ISSUES

The planning committee noted Report 9 with updates from the SDNPA Enforcement Officer on Crowlink Place, Crowlink Corner and 31 The Ridgeway. The frequency of reports was discussed and members agreed that quarterly reports from the SDNPA Enforcement Officer was acceptable with more frequent updates on new operational developments and resolutions.

The Chair of planning advised members that if there was an Operational Development the SDNPA Enforcement Officers could issue a stop notice but they had to be vigilant. This action would only be considered if there was irreversible harm to the environment or a protected asset. The Chair advised members that when the Enforcement Officer visits the site he would give advice and inform the landowner that any work outside of the remit of permitted development rights would be carried on at their own risk. This might give a greater element of control in the enforcement process which was viewed by both residents and members as ineffective.

Longview, Michel Dene Road The planning committee agreed that the black boarding at the front of the property was an eyesore and should be reported to the SDNPA Enforcement Officer. This was meant to be temporary boarding but had remained in place. **ACTION: DP**

Members agreed that the Parish Council Planning Committee should write to the SDNPA Enforcement Officer for an update on outstanding Enforcement Issues. **ACTION: TB/DP**

P.307 URGENT ITEMS – None

P.308 DATE OF THE NEXT PLANNING COMMITTEE MEETING: - Tuesday 16th November 2021 starting at 6.30 pm in the East Dean and Friston Village (Small) Hall, Village Green Lane, East Dean, BN20 0DR.

There being no further business, the meeting closed at 7.45 pm.

Signed..... (Chairman)

Date.....