

**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 18<sup>th</sup> October 2022 commencing at 6.30 pm.**

**Present:** Cllr T Bryant (Chair), Cllr G Fowler, Cllr P Hill, Cllr M Keller, Cllr H Milligan and Cllr S Thorogood

**In attendance:** Mrs D Picknell (Admin Officer)

There were two members of the public present.

### **Public Session**

Land at Friston Crowlink Lane The applicant informed councillors that she is the landowner and has used the paddock for 40 years. She stated that the reason for the proposed new stables is for the welfare of the horses and for her to be able to work with them when the clay field is waterlogged and that the farrier, dentist and vet often cancel visits in these conditions. She advised that the proposed permanent structure will be in an exposed location where mobile structures would struggle and built to a high standard by local craftsmen to blend in with the landscape, discreetly located on higher ground, to avoid puddles and 40 metres away from the nearest neighbour. The applicant has no plans to add electricity or lighting. She stated that it will shelter the horses from wind, rain and the sun and be more comfortable for her to work with them and there will be a small parking area to allow vehicles to turn around and pull off the narrow Crowlink Lane. The applicant advised those present that she has no intention of expanding or having livery stables and the collection of trailers that she inherited would be removed. Her intention is to place hedges around the area that will be better for wildlife.

The adjacent neighbour of the applicant introduced himself and stated that he lives in a beautiful area and wished to maintain the status quo. He had no immediate objection but raised concerns over the possibility to add lighting in the future that would cause light pollution in a Dark Night Skies area and the potential for commercial use of the proposed new stables.

*The Chair closed the public session and opened the meeting.*

**P.425 Apologies for absence** – Cllr M Bustard. Cllr C Lees and Cllr P Seeley

**P.426 Declarations of Interest:** Councillor Bryant declared an interest in the application for new stables on Land at Friston, Crowlink Lane as a near neighbour and Councillor Keller declared an interest in the application for a sign post at the East Dean Recreation Ground as he signed the application form on behalf of the Parish Council.

**P.427 Minutes of the previous meeting:** The minutes of the planning committee meeting held on the 20<sup>th</sup> September 2022 were circulated and confirmed as a correct record for signature by the Chairman.

### **P.428 NEW PLANNING APPLICATIONS**

**SDNP/22/04355/TPO – 4 Wenthill Close, East Dean, BN20 0HT**

*Willow - Reduce crown up to 1m behind last pollard points where possible.*

The Chair advised members that this is ongoing with regular maintenance of the tree. The planning committee had no objection to the proposed reduction of the crown.

**RESOLVED** – To recommend no objection.

**SDNP/22/04338/TPO – Farnham House, Old Willingdon Road, Friston, BN20 0AS**

*T1 - Whitebeam - 20% (1-2m) crown reduction.*

*T2 - Copper Beech - 20% (1-2m) crown reduction.*

*T3 - Sycamore - Reduce lateral branches by 2m (just the extraneous branches growing toward pond) to limit tree's spread sideways.*

*T4 - Sweet Chestnut - Reduce lateral branches by 2m and lightly raise crown.*

*T5 - Pine - Remove secondary branches growing towards house and raise crown to 6m and remove deadwood throughout crown.*

*T6 - Pine - Remove secondary branches growing towards house and raise crown to 6m and remove deadwood throughout crown*

The planning committee agreed that the proposed maintenance of the trees was professionally assessed and had no objections.

RESOLVED – To recommend no objection.

**SDNP/22/04486/HOUS – 7 Summerdown Lane, East Dean, BN20 0LF**

*Erect shed and convert garage to an en-suite bedroom.*

The planning committee had reviewed the planning documents and noted that there was no increase to the size of the garage with just a change to the internal use.

RESOLVED – To recommend no objection.

**SDNP/22/03877/FUL – Land at Friston Crowlink Lane, East Dean, East Sussex**

*Erection of new stables.*

The Chair of Planning advised members that a statement from a local resident who was a former Chair of Planning and long serving councillor had advised that money, believed to be from East Sussex County Council, was given to landowners so that certain areas of downland would never be built on and this included the fields at Crowlink Lane. She believed that only portable buildings should be allowed and some years ago an application was made for stables on this land, because of the money paid, was refused by Wealden District Council.

The Chair of Planning advised members that planning is in a different regime under the South Downs National Park Authority. Members noted that there is a draft Equestrian Development Technical Advice Note that does not apply until after the consultation period ends on the 3<sup>rd</sup> November 2022. Guidance in the current South Downs Local Plan Development Management Policy SD24 (Equestrian Uses) gave no reason to object to this application. The planning committee were concerned that although the applicant has no intention to add external lighting another landowner may wish to, so this should be controlled by condition.

RESOLVED – To recommend no objection and that a provision be placed for any erection of external lighting to be subject to prior written approval by the local planning authority.

**SDNP/22/04148/LDP – East Dean Recreation Ground, East Dean, BN20 0AA**

*Erection of sign post.*

This is a Parish Council application for a lawful development certificate to erect a sign post in memorial to the late Queen Elizabeth II and it is in keeping with the area.

RESOLVED – To recommend no objection.

**P.429 DECISION NOTICES**

The planning committee noted that the following two applications were approved by the SDNPA and the Parish Council had recommended 'Refusal'

**SDNP/22/02526/HOUS – 8 The Outlook Friston BN20 0AR**

*Two storey rear extension, enlarged garage, single storey rear extension along with first floor extensions to form open plan living, extra bedroom & snug room.*

**SDNP/22/03031/HOUS – Yew Tree Lodge Downs View Lane East Dean BN20 0D**

*Removal of existing conservatory and erection of single-storey extension to the rear and alterations.*

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

**SDNP/22/02836/HOUS – 10 The Ridgeway Friston BN20 0EU**

*Construction of single-storey and two-storey extensions to the existing dwelling, along with related internal alterations and fenestration changes. Associated hard and soft landscaping works, to include the construction of brick piers/walling and gates to the driveway entrance.*

The planning committee noted that the following application was approved by the SDNPA

**SDNP/22/01176/DCOND – Land adjacent The Old Parsonage, Eastbourne Road, East Dean BN20 0BN**

*Discharge of Conditions 6, 7, 14 and 17 of Planning Approval SDNP/21/02137/FUL.*

**P.430 SOUTH DOWNS NATIONAL PARK AUTHORITY DRAFT ON THE EQUESTRIAN DEVELOPMENT TECHNICAL ADVICE NOTE (TAN) DATED SEPTEMBER 2022** – Councillors took note of the draft Equestrian Development TAN document and that the 6 weeks consultation period ends on the 3<sup>rd</sup> November 2022.

**P.431 CORRESPONDENCE** – None

**P.432 ENFORCEMENT ISSUES** – No update has been received from the South Downs National Park Authority. The Chair of Planning advised members that there is ongoing correspondence after points raised at the full parish council meeting on 6 October 2022 (minuted C.636 b).

**P.433 URGENT ITEMS** – None

**P.434 DATE OF THE NEXT PLANNING COMMITTEE MEETING:** - Tuesday 15<sup>th</sup> November 2022 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 6.52 pm.*

Signed..... (Chairman)

Date.....