

**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 20<sup>th</sup> December 2022 commencing at 6.30 pm.**

**Present:** Cllr. P Seeley (Acting Chair), Cllr. M Bustard, Cllr. P Hill, Cllr. M Keller, Cllr. C Lees and Cllr. H Milligan.

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

Councillor Seeley offered to be Acting Chair of this planning committee meeting which was agreed by members.

There were 3 members of the public present and 2 members of the public remotely attended via Zoom.

## **Public Session**

### Land adjacent to Crowlink Corner, Crowlink Lane, Friston

Two neighbouring residents advised that they had not received notification from the South Downs National Park Authority of planning application SDNP/22/05685/FUL. A neighbour had advised them of this application. One speaker had today, 20<sup>th</sup> December 2022, contacted the SDNPA Planning Officer and was informed that public notification of this planning application had not been posted.

The neighbours were concerned that in the absence of formal notification of this planning application they and other residents were not given ample opportunity to send comments to the SDNPA by their deadline of 11 January 2023. There had been a huge interest in the previous application as local residents frequently walk in this area.

Both neighbours advised that this application and the previous application SDNP/18/03970/FUL were substantially the same. The previous application was refused by the SDNPA on the grounds that 'the access track would result in an adverse impact on the landscape character of the area and would lead to the degradation of the special qualities of the South Downs National Park. The proposed development would therefore be contrary to Policies & SD4 of the Emerging South Downs Local Plan, Policy CP1 of the Wealden Core Strategy Local Plan (2013), DG5 of the East Dean & Friston Village Design Statement and the National Planning Policy Framework 2018'. Being similar, there was no reason for the same decision not to be reached on planning application SDNP/22/05685/FUL.

One speaker advised the Planning Committee that the scale of the proposed two tracks, 850 mm wide, is disproportionate to the access need. The proposed tracks will be vastly wider and more intrusive than the existing chalk tracks which are about half the width. He advised the Planning Committee that a new alignment was agreed with the landowner (The National Trust) and this is not made clear in the Landscape and Visual Impact Assessment. If approval was given the tracks could be doubled. He advised the Planning Committee that there is nothing locally of the scale and size of the proposed tracks, except for a few small locations with agricultural or commercial vehicles requiring access for example Southern Water at the local pumping station. He considered that the proposed track is disproportionate to the need for residential vehicles to reach Crowlink Corner. The Landscape and Visual Assessment mistakenly claims that the proposed tracks will improve the ground condition at the access gateway. This gateway is no longer used for access to Crowlink Corner.

He advised that the aerial photo in the Landscape and Visual Assessment is misleading. It does not show the current track that leads to Crowlink Corner or the existing track across Crowlink Place to the gateway, now used for access to Crowlink Corner. Neighbours have huge concerns over the impact on the landscape as there would be some 650 tons of spoil removed and a similar amount coming in for construction of the proposed tracks.

The neighbours advised the Planning Committee that the only difference with this planning application and the previous planning application SDNP/18/03970/FUL is that part of the track passes into the property Crowlink Place. The remainder and larger part of the track will have the same impact per metre as the original application.

*The Acting Chair thanked the speakers for their statements, closed the public session and opened the meeting.*

**P.445 Apologies for absence** – Cllr. T Bryant, Cllr. S Thorogood and Cllr. G Fowler

**P.446 Declarations of Interest** – None

**P.447 Minutes of the previous meeting:** The minutes of the planning committee meeting held on the 15<sup>th</sup> November 2022 were circulated and confirmed as a correct record and signed by the Acting Chairman.

#### **P.448 NEW PLANNING APPLICATIONS**

##### **SDNP/22/05685/FUL – Land adjacent to Crowlink Corner, Crowlink Lane, Friston, BN20 0AX**

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

The planning committee agreed that due to the restricted postal services, Christmas leave and no site publicity from the Local Planning Authority the deadline of 11 January 2023 for comments from members of the public and other interested parties is unrealistic.

The Acting Chair advised members that there was a previous planning application SDNP/18/03970/FUL for the same proposed two wheel access track and the Planning Committee had recommended objection at their meeting on 19<sup>th</sup> February 2019. Members had taken into consideration the comments made in the public session and the previous recommendation and agreed to strongly object to the latest planning application. One member of the planning committee abstained from the decision due to lack of historical knowledge.

RESOLVED – The planning committee strongly objects to the proposed two wheel access track and request that the SDNPA as the Local Planning Authority extend their deadline for comments from members of the public and other interested parties for a further month to 11<sup>th</sup> February 2023.

##### **SDNP/22/05287/HOUS – 65 Michel Dene Road, East Dean, BN20 0JZ**

*Proposed double storey side extension, roof conversion works, together with a single storey storeroom and associated front landscaping works.*

The Acting Chair advised members of the location and that the applicant is converting a garage into a kitchen, building an outside store and extending the property upstairs.

The planning committee agreed that this is a small dwelling with an approximate gross area increase of 33%. Members discussed the proposed layout and had no objections.

RESOLVED – To recommend approval.

**SDNP/22/04837/TPO – Cedar View, 32A Hillside, Friston, BN20 0HE**

*Reduction of a mature Blue Cedar (Cedrus Atlantica) with a crown reduction of 15% and a thinning of 10%.*

The Acting Chair advised members that this is a routine crown reduction. Members unanimously approved this application.

RESOLVED – To recommend approval

**SDNP/22/05313/HOUS – 37 Deneside, East Dean, BN20 0HY**

*First floor side extension, single storey front garage extension, single storey rear extension and landscaping to rear.*

The planning committee viewed the proposed plans and had calculated an approximate 17% increase in gross area. There are no additional bedrooms.

RESOLVED – To recommend approval

**SDNP/22/05192/HOUS – 1 The Ridgeway, Friston, BN20 0EZ**

*Replacement of an existing garage, erection of a new building including raising of eaves to create a first floor, for ancillary residential use.*

This planning application is for removal of the double garage and development of a new two storey building with a home office, gym, shower and storage area.

The planning committee viewed the proposed elevation and floor plans which showed a narrow 610 mm width between the main dwelling and a narrow 300 mm width between the proposed new building and the neighbours boundary. Members agreed that the proposed location of the new building was too close to the neighbours boundary and too close to the main dwelling. The block plan shows more space and is misleading.

Members agreed that it would not be possible to lay foundations for the proposed new building without disturbing the neighbours land and that access around the proposed new building would not be possible.

RESOLVED – To recommend rejection as the block plan does not match the measurements on the detailed plans and the proposed new building is too close to the neighbours boundary.

**SDNP/22/05369/HOUS – West Wind, 5 Dene Close, East Dean, BN20 0JJ**

*Erection of front porch and extension to front.*

The Acting Chair advised members that this is a small extension to a downstairs bedroom for an en-suite. Members had viewed the existing and proposed plans. There were no additional bedrooms and the proposed footprint increase by approximately 14%. Members unanimously agreed to approve this application.

RESOLVED – To recommend approval.

**P.449 DECISION NOTICES**

The planning committee noted that the following 4 applications were approved by the SDNPA and the Parish Council had recommended no objection

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

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

**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.*

**SDNP/22/04765/CND – Land adjacent The Old Parsonage, Eastbourne Road, East Dean, BN20 0BN**

*Variation of condition 2 (plans) relating to planning approval SDNP/21/02137/FUL for minor amendments to the proposed dwellings.*

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

*Erection of Sign Post.*

**P.450 Levelling up and the Regeneration Bill:** The Planning Committee took note of the letter dated 5 December 2022 from the Secretary of State. Members noted that fees are going to increase for planning applications and for retrospective planning applications the fees will be doubled as a deterrent. In addition, National Government will monitor enforcement by Local Authorities to ensure their effectiveness. The Planning Committee welcomes these changes.

**P.451 CORRESPONDENCE –** None.

**P.452 ENFORCEMENT ISSUES –** The planning committee took note of the SDNPA winter planning newsletter which mentioned for the previous quarter there had been 192 complaints received, 162 enforcement cases opened, 167 cases closed and 8 enforcement notices issued.

**P.453 URGENT ITEMS –** None

**P.44 DATE OF THE NEXT PLANNING COMMITTEE MEETING: - Tuesday 17<sup>th</sup> January 2023 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 7.10 pm.*

Signed..... (Chairman)

Date.....