



Chailey Parish Council

Minutes

A meeting of Members of the Chailey Parish Council Planning & Environs Committee was held on Tuesday 7th February 2017 in the Reading Room, Chailey Green commencing at 7.30 pm.

Present: Cllr. P Olbrich, (Chairman).
Cllrs. P. Atkins, S. Avery, R Barnard, N. Belcher, M. Evans and P.O'Conor

Public present: four

In attendance: S Treharne, Clerk to the Council

17/010 Apologies for absence: Cllrs. V Harrison and K Jordan.

17/011 Verbal representations by members of the public: Mr Thwaites explained the background to his application to fell two trees in his garden (TW/17/0002 refers). Mr Rose explained the background to the making of a Tree Preservation over all trees in his property and referred to his reply opposing, and drawing attentions to shortcomings identified by him in, a report prepared by Lewes District Council in which it is recommended that the TPO continue in modified form.

17/012 Declarations of Interest by Councillors: none

17/013 Items not on the agenda considered as a matter of urgency: the Clerk referred to an application for Tree Works (TW/17/0013) which had been received after the agenda had been posted but which required a prompt response. Councillors considered the application and resolved that they had no objections to the work proposed as long as Lewes District Council's Tree Office was involved.

17/014 Approval of minutes: the minutes of the meeting of the Planning & Environs Committee held on 3rd January 2017 were approved and signed by the Chairman.

17/015 To consider comments to be made in relation to the Tree Preservation Order at Birchdale, Beggars Wood Road, North Chailey: Councillors thought it unusual for a blanket TPO to be imposed over an entire area. They recognised that it was now proposed to reduce the scope and therefore effect of the existing TPO in line with the reduction in the area of ancient woodland identified by Natural England in their report dated 16th December 2016. However, the proposed revised blanket TPO would still impede the proper management of the land area at Birchdale still designated as ancient woodland. Councillors considered that the blanket TPO should be revoked and replaced by TPOs over individual and significant trees to be identified by Natural England and/or Lewes District Council's Tree Officer as being worthy of protection.

17/016 Lewes District Council planning applications: The following planning applications were considered by Councillors and the following responses were agreed:

Planning Ref No.	Name and Address of Applicant	Work Requested	Response
LW/16/1061	Mr and Mrs Mitchell, 1 Warrenwood, Warren Way, East Grinstead Road, North Chailey BN8 4JA	1 Warrenwood, Warren Way, East Grinstead Road, North Chailey BN8 4JA: erection of a two storey side extension and associated external works.	<u>Support</u>
LW/16/1064	Mr & Mrs Usher, Aurora, Hazeldene Lane, North Chailey BN8 4HH	Aurora, Hazeldene Lane, North Chailey BN8 erection of detached outbuilding for use as an annexe.4HH.	<u>Objections (see comments below)</u>
TW/17/0002	Mr JGH Thwaites, Chailey End, Oxbottom Lane, Newick BN8 4RA	Chailey End, Oxbottom Lane, Newick BN8 4RA: 2x Scots Pine T1 and T2 of the Order - Fell. Reason: One damaged by storm last year. In the wrong place. Will be replaced by 6 Scots Pine that were planted about 8 years ago.	<u>Support</u>
LW/17/0017	Chailey Parish Council, The Reading Room, Chailey Green, Chailey BN8 4DA	Pavilion, Chailey Sports Club, Haywards Heath Road, North Chailey BN8 4ET: internal and external repairs including adaptations to allow for use and access by persons with limited mobility.	<u>No comments to be made</u>
LW/17/0020	Mr & Mrs R Munt, Tyn-y-Coed, Kilnwood Lane, South Chailey BN8 4AU	Tyn-y-Coed, Kilnwood Lane, South Chailey BN8 4AU: demolition of existing conservatory and lean-to, erection of single storey side extension and conservatory.	<u>Support</u>
TW/17/0006	Mrs J Blackburn, KPS Contractors Ltd, KPS House, Ham Lane, Scaynes Hill RH17 7PR.	60 New Heritage Way, North Chailey BN8 4GD: Scots Pine: reduce all limbs by 2-3m, leaving growth and shape. Reasons for work: to reduce weight of limbs and risk of failure.	<u>Concerns (see comments below)</u>

LW/16/1064: Councillors considered that the proposed building is too big for the location. They also considered that the description of the building as an outbuilding for use as an annexe did not adequately explain the use to which the outbuilding is to be put. The floor plan shows a recreation room and a home office, uses to which a building of the construction proposed could properly be ascribed. However the plan also shows a bathroom and an ensuite. Councillors considered the floor plan suggested that there was some doubt over the use to which the outbuilding will be put, and it is possible that the intention is to use the outbuilding as a dwelling house. Councillors considered that the erection of a dwelling house in the proposed location would not be acceptable.

TW/17/0006: Councillors expressed concern about this application. They considered that the plan accompanying the application was insufficient to identify the location of the tree: on one reading the plan shows the tree on land adjoining the applicant's property which is a woodland area. Councillors also understand that Scots Pines can be irreparably damaged by unsympathetic work as they do not regrow in the same way as most other trees. Councillors considered that Lewes District Council's Tree Officer should be fully satisfied that any work to the tree in question is both appropriate and closely supervised.

17/017 Lewes District Council planning decisions, planning appeals and recommendations:
the following decisions were noted:

LW/16/0637	Buckles Farm Field, Banks Road, North Chailey: outline application for the erection of 30 dwellings (including 15 affordable dwellings) with provision for vehicular access, parking and children's play facilities	<u>Refused</u>
LW/16/0846	Beadlands, North Common Road, North Chailey BN8 4ED: removal of conservatory and erection of two single storey extensions.	<u>Granted</u>
LW/16/0976	Millfield, Haywards Heath Road, North Chailey BN8 4EX: certificate of Lawful Use/Dev (Existing) - confirmation that the land to the north of the site is within the residential curtilage of the property.	<u>Certificate issued</u>
LW/16/0987	Land on the North West side of Cinder Hill, Chailey: proposed agricultural barn and hardstanding. Section 73A retrospective application for the retention of existing hardstanding and relocated entrance gate and retention of works to existing access and crossover to Cinder Hill.	<u>Granted</u>
LW/16/0908	Wildfields Barn, North Common Road, North Chailey: erection of first floor extension, internal alterations, double garage and rear balcony. Reconsultation: reduction in size of the proposed additions.	<u>Granted</u>

17/018 Date of the next Planning & Environs Committee meeting: Tuesday 7th March 2017 at 7.30pm in the Reading Room, Chailey Green.

Signed *John Millam*
Chairman

Date: *7th March 2017*