



Chailey Parish Council

Minutes

A meeting of Members of the Chailey Parish Council Planning & Environs Committee was held on Tuesday 4th July 2017 in the Reading Room, Chailey Green commencing at 7.30 pm.

Present: Cllr. N Belcher (Chairman).
Cllrs. P. Atkins, S. Avery, M. Cornwall, K Jordan, M Lethem, P O'Connor and P Olbrich.

Public present: eight

In attendance: S Treharne, Clerk to the Council

17/054 Chairman of the meeting: in the absence of both the Chairman and Vice-Chairman of the Committee, Councillors elected Cllr. Belcher to act as Chairman.

17/055 Apologies for absence: Cllrs R Barnard, M Evans and J Millam.

17/056 Verbal representations by members of the public: Mr Varlow and Mr Bamford spoke to support planning application LW/17/0353 but raised a number of issues, including increased traffic, pedestrian safety, the extent of the proposed campsite and the potential for nuisance caused by noise and smoke from camp fires. Mr Johnston spoke both for himself and on behalf of some of the members of the Cinder Hill/Oxbottom Lane Traffic Group. He raised the issues of traffic and safety, and also the size of vehicles which should be permitted to access the campsite. Ms Field referred to the benefits brought to her business (the Five Bells Public House) and to other village amenities by the presence of the campsite.

17/057 Declarations of Interest by Councillors: Cllr. O'Connor and Cllr. Olbrich declared financial interests in relation to application LW/17/0353. Cllrs. Avery and Jordan declared an interest in application LW/17/0353 as they are members of the Cinder Hill/Oxbottom Lane Traffic Group. Cllr. Avery also disclosed that, as an immediate neighbour of the applicant under LW/17/0353, he occasionally allows the applicant to graze sheep on his land and he has also provided a water supply to the campsite. In neither case has any payment been made. The Clerk advised that the Standing Orders required those Councillors with a financial interest to leave the meeting when application LW/17/0353 was considered and that those Councillors who were members of the Cinder Hill/Oxbottom Lane Traffic Group were permitted, under the Code of Conduct, to participate in the discussions about application LW/17/0353 but would not be permitted to vote.

By agreement with all present, Cllr. O'Connor gave a factual presentation giving further details of his application and of the proposed campsite.

17/058 Items not on the agenda considered as a matter of urgency: Cllr. Olbrich reported that a large branch had fallen from a tree at Rowheath into a neighbour's property. No damage or injury had been caused and the debris had been removed at no cost to the Council.

17/059 Approval of minutes: the minutes of the meeting of the Planning & Environs Committee held on 6th June 2017 were approved and signed by the Chairman.

17/060 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/17/0353	Mr. P O'Connor, Tomkins Farm, Cinder Hill, Chailey, BN8 4HP.	Tomkins Farm, Cinder Hill, Chailey, BN8 4HP: change of use from agricultural land to campsite summer seasons and erection of barn style toilet and shower facilities.	<u>Support (see comments)</u>
LW/17/0432	Mr R Bell, c/o Dwell Architecture & Design, The Old Post Office, Lewes Road, Scaynes Hill RH17 7PG	Pellingbrook, Lewes Road, Scaynes Hill RH17 7NG: Section 73A retrospective application for a rear two storey extension and balcony.	<u>No objections</u>
LW/17/0477	Mr N Harvey, Wivelsden Farmhouse, North Common Road, North Chailey BN8 4EH.	Wivelsden Farmhouse, North Common Road, North Chailey BN8 4EH: construction of a single storey commercial office building to the rear of Wivelsden Farm House.	<u>No objections</u>
TW/17/0045	St Peters Church, Church Lane Chailey Green East Sussex	St Peters Church, Church Lane Chailey Green East Sussex: 1x Holly - remove to ground level. Reason: the holly has grown through ancient yew in churchyard. Removal to let yew grow naturally	<u>No objections</u>
LW/17/0535	Mr & Mrs R Baradaran - Azimi, c/o Rodway Planning Consultancy, 91 Victoria Road, Shoreham-by-Sea BN43 5WR	Marchants, Lower Station Road, Newick BN8 4HT: erection of a six bedroom detached house, the provision of a detached triple garage, and creation of a new access from Lower Station Road.	<u>Objections (see comments)</u>

LW/17/0353: Cllrs O'Connor and Olbrich left the meeting whilst it considered this application. Cllrs. Avery and Jordan participated in the discussions but did not vote.

Councillors resolved to support (in principle) the establishment of a campsite at Tomkins Farm. Taking into account representations from members of the public (expressing differing views on the application) Councillors considered that the following issues needed to be addressed either prior to permission being granted or by way of conditions to the granting of permission:

Traffic: Councillors were concerned about the likely increase in traffic using Cinder Hill and consider that adequate arrangements as regards traffic management should be made before permission is granted. Access to the village facilities likely to be used by campers (principally the shop and public houses) will necessitate their walking along at least part of the stretch of Cinder Hill between the entrance to the campsite and the A275 and the safety of those using this roadway needs to be considered. Councillors also considered that traffic using the campsite should be required to access Cinder Hill and the campsite only from the A275 and not via the junction with the A272.

Size of vehicles: Councillors considered that any permission granted should contain restrictions on the size of vehicles allowed to access the campsite. Councillors considered that private cars and smaller vans (for example VW campervans) would be acceptable but not vehicles of any greater size. Consideration should be given to preventing access by larger vehicles by the provision of physical constraints.

Noise and smoke from campfires: Councillors considered that any permission granted should contain a requirement for steps should be taken to control the potential for nuisance to adjoining properties by the imposition of appropriate campsite rules which should be clearly promulgated and policed so that they are effective.

Development of the site: Councillors considered that any permission granted should contain a bar on development of the site by, for example, the creation of hard standings or similar. The campsite area should remain capable of being returned to agricultural use without the need for any remedial works.

Barn style toilet and shower facilities: Councillors had no objections to the erection of these facilities but thought that the proposed extent of the toilet and shower facilities could be insufficient at times when the campsite is heavily used.

Summer season: Councillors considered that any permission granted should contain a formal restriction on the use of the campsite to between Easter and the end of September in any year.

Number of pitches: Councillors noted that at least some of the issues identified by them and detailed above could be alleviated by reducing the number

LW/17/0535: Councillors resolved to object to this application. They considered that the proposed dwelling is too big and would represent an over development of a prominent corner plot. They also considered that the proposed dwelling is not the sort of housing needed in Chailey where large relatively expensive housing is abundantly available but smaller affordable housing is in short supply.

17/061 Lewes District Council planning decisions, planning appeals and recommendations: the following decisions were noted:

LW/17/0220	Orchard Wood, Hazeldene Lane, North Chailey BN8 4HH: construction of a single storey rear extension.	<u>Granted</u>
TW/17/0030	Falkenstein, 3 Great Rough, Newick BN8 4HY: works to a number of trees.	<u>Approved</u>
LW/17/0372	The Sand School, Wivelsden Farmhouse, North Common Road, North Chailey BN8 4EH: proposed barn for hay and straw storage and extension to sand school.	<u>Granted</u>
LW/17/0243	Wivelsden Farmhouse, North Common Road, North Chailey BN8 4EH: erection of structure for the storage of logs and timber.	<u>Granted</u>

17/062 Date of the next Planning & Environs Committee meeting: Tuesday 5th September 2017 at 7.30pm in the Reading Room, Chailey Green. If required, a meeting to consider Urgent Planning Matters will take place on 15th August 2017: Councillors will be contacted in the event that this meeting will take place.

Signed *J Millam*
Chairman

Date: 5th September 2017