



Chailey Parish Council

Minutes

A meeting of Members of the Chailey Parish Council Planning & Environs Committee was held on Tuesday 3rd October 2017 in the Reading Room, Chailey Green commencing at 7.30 pm.

Present: Cllr. J Millam (Chairman).
Cllrs. P. Atkins, S. Avery, N. Belcher, M. Cornwall, M. Evans, K. Jordan, M. Lethem and P. Olbrich.

Public present: six

In attendance: S Treharne, Clerk to the Council

17/085 Apologies for absence: Cllr. R. Barnard.

17/086 Verbal representations by members of the public: Mr Droscher and Mr and Mrs Berry spoke to express their continued opposition to the proposed development at Buckles Wood Field and to impress upon the Council the need for it to take a full part in the planned public enquiry. Mrs Berry referred to the difficulties that she had experienced in making contact with the planning department at Lewes DC. Mr Butcher spoke to explain the reasons why the conditions imposed at part of the planning consent at the Tomkins Farm campsite needed to be removed: in particular restricting the consent to three years would mean that the investment that was required could not be made.

17/087 Declarations of Interest by Councillors: Cllr. Olbrich declared a financial interest in relation to application LW/17/0767. Cllrs. Avery and Jordan declared an interest in application LW/17/0767 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/17/0767, he provides a water supply to the campsite. No payment been made. The Clerk advised that the Standing Orders required those Councillors with a financial interest to leave the meeting when application LW/17/0767 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/17/0767 but would not be permitted to vote.

17/088 Items not on the agenda considered as a matter of urgency: the Clerk advised the meeting that he had received an application for tree works which required an urgent response. Councillors considered application TW/17/0089 for the felling of sycamore and birch trees subject to TPOs at Culworth, Lower Station Road, Newick. It was agreed that Councillors had no objections to the proposed works as long as they are carried out with the agreement of and under the supervision of Lewes DC's Tree Officer.

17/089 Approval of minutes: the minutes of the meetings of the Planning & Environs Committee held on 5th September 2017 and of the Urgent Planning Matters meeting held on 19th September 2017 were approved and signed by the Chairman.

17/090 To consider the submission (if any) to be made to the Planning Inspectorate in relation to Appeal 17/0020, Buckles Wood Field, Banks Road, North Chailey: Councillors considered what had been said by members of the public both at the meeting and in writing. They agreed that the Council should continue to oppose any development at the site and that the Council should be represented at the planned public enquiry. Cllr. Jordan offered to represent the Council. The Clerk explained that the immediate action required, if Councillors thought it appropriate, was for a letter to be sent to the Planning Inspectorate by 6th October 2017. After discussion it was agreed that the Clerk should write to the Planning Inspectorate repeating the objections made by the Council to the original application and indicating its intention to participate in the enquiry.

17/091 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/17/0623	Mr D Shearer, Reedens, Jackies Lane, Newick, East Sussex BN8 4QX.	Reedens Jackies Lane Newick East Sussex BN8 4QX: section 73A retrospective application for the retention of concrete access path.	<u>See comments</u>
LW/17/0729	Mr & Mrs Faulke, c/o Plainview Planning Ltd., Clarendon House, 42 Clarence Street, Cheltenham GL50 3PL.	Oaklea Warren, Station Road, North Chailey, East Sussex BN8 4PJ: approval of reserved matters relating to LW/15/0154 (residential development of 3 dwellings) for appearance, landscaping, layout and scale.	<u>No objections (see comments)</u>
LW/17/0744	Mr & Mrs Chalkley, c/o Back to Front Exterior Design, 37 West Street, Farnham GU9 7DR	Cinder Hill House, Cinder Hill, Chailey, East Sussex BN8 4HR: demolition of existing double garage and erection of replacement double garage, new veranda porch to front, re-build north-east facing snug roof to incorporate glazed lantern, demolish and rebuild north east facing boot room, infill of rear north east main roof to incorporate additional habitable accommodation, new conservation skylights to main roof, new raised patio to south west elevation and alterations to exterior fenestration and internal layout.	<u>No objections</u>

LW/17/0767	Mr P O'Connor, Tomkins Farm, Cinder Hill, Chailey, East Sussex BN8 4HP	Tomkins Farm, Cinder Hill, Chailey, East Sussex BN8 4HP: variation of conditions 12 (time limit) and 15 (cycle storage) relating to planning approval LW/17/0353	<u>See comments</u>
LW/17/0717	Mr & Mrs Gould c/o Arc Designs, 1 Fieldway, Ditchling, Hassocks BN6 8UA	2 Roussillon Cottages, Cinder Hill, Chailey, East Sussex BN8 4HP: two storey north side extension and new front entrance porch.	<u>No objections</u>
LW/17/0784	Mr R Lawrie, Rushmon Homes, 2 Esher Road, Hershams KT12 4JY	The Kings Head, East Grinstead Road, North Chailey, East Sussex BN8 4DH: variation of Condition 1 of planning approval LW/16/0283 to allow for an improved parking layout.	<u>No objections</u>

LW/17/0623: in view of a lack of information it was agreed that Cllrs. Millam and Olbrich would undertake a site visit to formulate the Council's response.

LW/17/0729: Councillors had no objections to the application but, having heard from Mr Campbell at the meeting and read written submissions by other residents, they agreed that the attention of Lewes DC should be drawn to the potential for the development to exacerbate the flooding and related issues that already exist in the area. They considered it paramount that the two conditions imposed on the applicant in this regard should be rigorously enforced. Councillors also agreed that there should be no street lighting at the development.

LW/17/0767: after discussion and hearing further from Mr Butcher, Councillors resolved that they could not support the removal of the condition limiting the planning consent to three years but they agreed to support an increase of the time period to five years. They supported the removal of the condition relating to the provision of cycle storage.

17/092 Lewes District Council planning decisions, planning appeals and recommendations: the following decisions were noted:

LW/17/0283	Bineham Park Farm, East Grinstead Road, North Chailey BN8 4DD: amendment to planning approval LW/16/0868 for a new design to the approved house, conversion of part of existing barn to create domestic garage and removal of existing sand school and associated lighting.	<u>Granted</u>
LW/17/0628	Pellingbrook Lewes Road Scaynes Hill East Sussex RH17 7NG: construction of double garage and annexe to replace existing garage	<u>Granted</u>
LW/17/0645	Wraylodge, Lower Station Road, Newick, East Sussex BN8 4HU: proposed single storey side extension and replacement garage storage building	<u>Granted</u>
LW/17/0555	Warrenorth Farm, East Grinstead Road, North Chailey, East Sussex BN8 4JD: replacement of 3 agricultural buildings with 1 new building	<u>Withdrawn</u>
LW/17/0639	Hoods Croft North Common Road North Chailey East Sussex BN8 4ED: loft conversion with new infill roof	<u>Granted</u>
LW/17/0617	Pellingford Lewes Road Scaynes Hill East Sussex RH17 7NG: demolition of existing outbuilding and single storey section of dwelling, erection of single storey side and rear	<u>Granted</u>

	extension and link to proposed two storey side extension (amendments to previously approved application LW/16/0677)	
TW/17/0080	The Gatehouse, St Georges, Mill Lane, North Chailey, East Sussex BN8 4EG: T1 Horse Chestnut - Fell. Reason: Infected with bleeding canker, causing crown dieback and branch fractures. Safety risk over footpath and field.	<u>Consent</u>

17/093 Date of the next Planning & Environs Committee meeting: Tuesday 7th November 2017 at 7.30pm There will also be a meeting to discuss urgent planning matters immediately before the Full Council meeting on 17th October 2017. Both meetings will take place in the Reading Room, Chailey Green.

**Signed
Chairman**

Date:

DRAFT