



Chailey Parish Council

Minutes

A meeting of Members of the Chailey Parish Council Planning & Environs Committee was held on Tuesday 2nd January 2018 in the Reading Room, Chailey Green commencing at 7.30 pm.

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

Public present: three

In attendance: S Treharne, Clerk to the Council

18/001 Apologies for absence: Cllr. M Cornwall.

18/002 Verbal representations by members of the public: Mr D Barnes and Mr M Campbell spoke to oppose application LW/17/1027 for the reasons set out in submissions prepared on behalf of the Oxbottom Lane Area Residents' Association and by Mr Campbell.

18/003 Declarations of Interest by Councillors: none.

18/004 Items not on the agenda considered as a matter of urgency: the Clerk drew Councillors' attention to an appeal lodged against Lewes District Council's refusal to grant permission for the building of a residence at Marchants, Lower Station Road, Newick (ref: LW/17/0535). It was agreed that this matter would be considered once the grounds of appeal are known.

18/005 Approval of minutes: the minutes of the meetings of the Planning & Environs Committee held on 5th December 2017 were approved and signed by the Chairman.

18/006 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/17/1027	Mr R Burnham, c/o Plainview Planning Ltd, Clarendon House, 42 Clarence Street, Cheltenham GL50 3PL	Land rear of Oaklea Warren, Station Road, North Chailey, East Sussex: erection of four dwellings.	<u>Objections - see comments</u>
LW/17/0947	Mr S Gillings, c/o Mr P Gosling, 78 Potters Lane, Burgess Hill. RH15 9JS	Burchetts Croft, Station Road, North Chailey, East Sussex BN8 4PJ: demolition of garage, erection of two storey rear extension & detached garage.	<u>Support</u>
LW/17/0930	Mr R Bell, c/o Dwell Architecture & Design Ltd, The Old Post Office, Lewes Road, Scaynes Hill, Haywards Heath. RH17 7PG	Pellingbrook, Lewes Road, Scaynes Hill, East Sussex RH17 7NG: erection of six bedroom dwelling.	<u>Objections - see comments</u>

LW/17/1008	Dr G Szekely, c/o David Jenkins Design Ltd, Beech Cross, Keysford Lane, Lindfield, Haywards Heath RH16 2QT	Brambles, Downs View, North Chailey, East Sussex BN8 4HB: convert and extend existing garage to provide additional accommodation.	<u>Objections in part - see comments</u>
LW/17/1044	Mr & Mrs P Burns, c/o Delavals Design, Heron House, Laughton Road, Ringmer, East Sussex BN8 5UT	2 Warrenwood North Chailey East Sussex BN8 4JR: new fitness suite and garden store.	<u>No objections</u>
LW/17/1050	P Allaway, c/o Beckett Architectural & Consultancy Services Ltd, 53 Bramble Gardens, Burgess Hill RH15 8UQ	Wild Rose Cottage Green Lane Chailey East Sussex BN8 4BT: proposed first floor extension (over existing ground floor extension), porch extension.	<u>No objections</u>

LW/17/1027: after discussion and considering the submissions made by the members of the public, Councillors resolved to object to the application on the following grounds:

- the site concerned is significantly outside the planning boundary. It is a site which has been excluded from the draft of Part 2 of the Lewes District Local Plan as being not in the most sustainable location: access to local facilities is possible but far from ideal and for the most part would involve the use of private cars. Development of the site would lead to the loss of a greenfield site and contribute to the erosion of the green gap between Chailey and Newick. The site has little or no support from local residents as being one suitable for development:
- without prejudice to Councillors' views that the site is not suitable for any development, Chailey has a preponderance of large detached houses and the clear need is for smaller and affordable housing. The proposed development would add to the existing problem: and
- whilst Councillors noted that the developer has taken steps to address storm water runoff by allowing for attenuation storage, they also noted that the outlet from the tank is to a ditch which, for the most part, does not exist. Councillors understand that the size of the tank has been calculated according to industry standards and is designed to more than cope with a 1 in 100 years event, but they also understand that the output from the tank is not designed to reduce run off from the site but rather not make it any worse. Evidence from residents whose properties back onto the proposed site is that there are already existing flooding problems in the vicinity caused by inadequate drainage arrangements. On the developers own admission the development will not improve the position. If Lewes DC is minded to grant permission for the proposed, or any, development of the site, conditions should be imposed which will compel the developer to upgrade and maintain the ditches or other culverts into which run off from the site will flow so that flooding issues in the area are ameliorated. Conditions should also be imposed that will provide for the long term maintenance of the proposed run off system (tank, pumps, pipes etc.) on the site.

LW/17/0930: Councillors noted that the proposed development is outside the planning boundary and considered that the proposed six bedroom dwelling is overlarge. Chailey is already well stocked with large houses: what is needed is a greater number of smaller/affordable houses.

LW/17/1008: Councillors were concerned to note that the proposed development included the replacement of a hedge by a new tall fence. It was decided that a site visit would be carried out and the conclusions passed to the Clerk for relaying to Lewes District Council. (A site visit was carried out on 5th January 2018, following which it was confirmed that Councillors had no objections to the conversion and extension of the existing garage to provide accommodation

for dependent parents. However, Councillors objected to the removal of the hedge for the following reasons:

- the fence would detract significantly from the look of the immediate area. Most visible boundaries in the neighbourhood are hedges rather than fences. Brambles is prominently sited on a corner and a 1.8m high (or any) fence would be very obvious and stand out from the other boundaries:
- Brambles is immediately adjacent to the area of common land which lies along the northern side of Downs View and which, it is believed, stretches from the A272 along Downs View and along the path at the western end of Downs View to the A275 south of the Kings Head Public House. A fence such as that proposed would detract significantly from and not be in keeping with the common: and
- it is unclear where boundary between Brambles and the verge outside lies. The verge is believed to be part of the common land referred to above. The existing hedge is outside an existing fence. If that fence denotes the boundary, the hedge is on land which is subject to Lewes DC's Scheme of Regulation for the various Chailey Commons and should not be removed.)

18/007 To note the date of the Public Enquiry in relation to Buckles Wood Field, North Chailey and to discuss the Council's submission to and representation at the Enquiry: Cllr. Belcher proposed and Cllr. Avery seconded a motion that the Council should be represented at the Public Enquiry by Cllr. Jordan and that the Council's opposition to the development, as set out in a letter to the Planning Inspectorate dated 4th October 2017 augmented by the themes set out in the evolving Neighbourhood Plan, should form the basis of the Council's submission to the Enquiry. This motion was agreed unanimously.

18/008 To receive a report on the Warrs Hill footpath: Cllr. Evans updated Councillors on the position and the difficulties being encountered.

18/009 Lewes District Council planning decisions, planning appeals and recommendations: the following decisions were noted:

LW/17/0623	Reedens Jackies Lane Newick East Sussex BN8 4QX: section 73A retrospective application for the retention of concrete access path	<u>Granted</u>
LW/17/0902	Wowo Campsite, Wapsbourne Manor, Farm Lane, Sheffield Park, North Chailey, East Sussex: variation of conditions 2 and 9 relating to planning approval LW/16/0625	<u>Granted</u>
LW/17/0757	Paddock Opposite St Peters Church, Church Lane, Chailey Green, East Sussex: extension of existing church car park into adjoining paddock	<u>Granted</u>
LW/17/0921	The Sand School, Wivelsden Farmhouse, North Common Road, North Chailey, East Sussex BN8 4EH: extension of existing 20 x 40m sand school (horses) to a 20 x 60m sand school	<u>Granted</u>
LW/17/0653	15 Downs View, North Chailey, East Sussex BN8 4HB: single storey front extension	<u>Granted</u>

18/010 Date of the next Planning & Environs Committee meeting: Tuesday 6th February 2018 at 7.30pm in the Reading Room, Chailey Green.

Signed *Mark Evans*
Chairman

Date: *6th February 2018*