



# Chailey Parish Council

## Minutes

A meeting of Members of the Chailey Parish Council Planning & Environs Committee was held on Tuesday 10<sup>th</sup> April 2018 in the Reading Room, Chailey Green commencing at 7.30 pm.

**Present:** Cllr. J. Millam (Chairman).  
Cllrs. P. Atkins, S. Avery, Mrs. E. Berry, K. Jordan, M. Lethem and P. Olbrich.

**Public present:** none.

**In attendance:** S Treharne, Clerk to the Council.

**18/035 Apologies for absence:** Cllrs. R. Barnard, N. Belcher, M Cornwall and M. Evans.

**18/036 Verbal representations by members of the public:** none.

**18/037 Declarations of Interest by Councillors:** none.

**18/038 Items not on the agenda considered as a matter of urgency:** Cllr. Millam drew attention to a letter that he had received concerning a business being carried on at Grassington Farm, North Chailey and consequential traffic movements in Hazeldene Lane, North Chailey. The Clerk was asked to reply to the letter and to ensure that Lewes District Council is aware of the matter.

**18/039 Approval of minutes:** the minutes of the meetings of the Planning & Environs Committee held on 6<sup>th</sup> February 2018 and of the Planning & Environs Committee (Urgent Planning Matters) held on 20<sup>th</sup> March 2018 were approved and signed by the Chairman.

**18/040 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
TW/17/0028	Mr & Mrs Goldsmith, c/o R W Green Limited, Unit 10, Upper Stoneham Farm, LEWES BN8 5RH.	2 Springfields Newick East Sussex BN8 4PQ: T1 - Ash - remove low limb over garden - to allow more light to garden. T2 - Sycamore - fell suppressed by T1 Ash and Norway Spruce in neighbour's garden. T3 - Sycamore - self-seeded sapling - fell.	<u>No objections</u>
TW/17/0029	Mr Rob Burnham, c/o Landscape Vision Ltd, The Pump House, Underhill Lane, Clayton, Hassocks BN6 9PL	Oaklea Warren Station Road North Chailey East Sussex BN8 4PJ: It is proposed to fell diseased and failing TPO beech tree, Fagus sylvatica purpurea, Tree No T301 on the accompanying plan section. Following a period of arborist monitoring, the tree	<u>Support</u>

		now requires felling due to advanced rootal decay and high risk of complete failure in close proximity to the A272 Station Road. The substantial tree should it fall and fall northwards, would cross both lanes of the A272, with potentially catastrophic consequence for motorists.	
LW/18/0112	Ms H Rummey, c/o Downlands Design & Surveying Ltd, Downlands, Blackboys Road, Framfield, Uckfield TN22 5PN	Lower Birchlands Bungalow Jackies Lane Newick East Sussex BN8 4QX: demolition of existing dwelling and outbuilding and construction of new 3 bedroom dwelling	<u>Objections</u> (see <u>comments</u> )
LW/18/0202	Mr & Mrs J Colville, c/o David Jenkins Design Ltd, Beech Cross, Keysford Lane, Lindfield, Haywards Heath RH16 2QT	Hole Farm Plumpton Road North Chailey East Sussex BN8 4EJ: extension to kitchen with master bedroom in roof space. Demolish existing garage/studio building and erection of a detached garage/outbuilding to include incidental/ancillary accommodation.	<u>Support</u> (see <u>comments</u> )
LW/18/0203	Mrs Dunn, c/o Dewlands Garden Design, Dewlands Barn, Castle Hill Farm, Treblers Road, Rotherfield TN6 3RR	Land To The Rear Of 1 Swan Cottages Balneath Manor Lane South Chailey East Sussex BN8 4AR: erection of a two bay detached garage.	(see <u>comments</u> )

**LW/18/0112:** Councillors considered that the proposed replacement dwelling, which if built would be markedly different from the existing cottage, would be out of keeping and character with its surroundings. It would be in a prominent position in Jackies Lane where most properties are either of some age and/or are set back from the Lane. The proposed dwelling would also represent overdevelopment of the site.

**LW/18/0202:** Councillors considered that a condition of the granting of planning permission should be that the accommodation in the outbuilding should only be occupied for purposes ancillary to the principal residential property.

**LW/18/0203:** Councillors resolved that a site visit should be carried out in order to inform the response to be made by the Council. It was agreed that those Councillors attending the visit would determine the Committee's response.

**18/041**To agree the Committee's responses to Government consultations on (1) reforming developer contributions to affordable housing and infrastructure, and (2) the text of the National Planning Policy Framework: Cllr. Jordan reported that he had reviewed the documents to ascertain whether they would affect the Council's emerging neighbourhood plan. In large part the proposals did not run contrary to the plan, but proposed revisions to the National Planning Policy Framework were in part unclear in relation to "less affordable areas". It was agreed that Cllr. Jordan should seek clarification and the matter would be considered again at the next meeting of the Committee.

**18/042 Lewes District Council planning decisions, planning appeals and recommendations:** the following decisions were noted:

APP/17/0020 LW/16/0637	Buckles Wood Field Banks Road North Chailey East Sussex: appeal against LDC's refusal to grant permission for outline permission for the erection of 30 dwellings (including 15 affordable dwellings) with provision for vehicular access, parking and children's play facilities.	<u>Appeal dismissed</u>
LW/17/0924 and LW/17/0926	Broadstone Farm North Common Road North Chailey East Sussex BN8 4ED: internal and external alterations including demolition of existing sun room and west elevation extension, erection of new west elevation extension	<u>Granted</u>
LW/17/1027	Land Rear Of Oaklea Warren, Station Road, North Chailey, East Sussex: erection of four dwellings.	<u>Refused</u>
LW/17/1063	1 The Orchards, Lewes Road, Scaynes Hill, East Sussex RH17 7NG: erection of a two storey rear extension, a single storey rear extension and the creation of balcony	<u>Granted</u>
LW/17/1070	Cinder Hill House, Cinder Hill, Chailey, East Sussex BN8 4HR: demolition of garage and stable blocks, erection of new stable block, erection of annexe, hard standing	<u>Granted</u>
LW/17/0999	Cranford Cottage, North Common Road, North Chailey, East Sussex BN8 4ED: proposed alterations to stabling and store, new sand school, reinstatement of approved highway access gate	<u>Granted</u>
LW/17/1071	Bluebell Railway, Sheffield Park Railway Station, East Grinstead Road, North Chailey, East Sussex TN22 3QL: variation of Condition No.4 (Plans) relating to planning approval LW/15/0990 for minor amendments to the size of the proposed building	<u>Granted</u>
LW/18/0009	Bineham Garden, East Grinstead Road, North Chailey, East Sussex BN8 4DD: timber frame annex to be used as ancillary accommodation	<u>Granted</u>
LW/3386/CC	St Peter's C of E School, East Grinstead Road, Chailey BN8 4SB: replacement of steel and timber framed single glazed windows with steel double glazed units.	<u>Granted</u>
LW/17/1037	Mahleesh, Lower Station Road, Newick, East Sussex BN8 4HU: conversion of existing attached garage and creation of first floor accommodation including raising of roof and creation of a balcony	<u>Granted</u>
APP /17/0032 LW/17/0578	Upper Lodge, Roeheath, Cinder Hill, Chailey BN8 4HR: appeal against LDC's refusal to grant permission for a two storey side extension	<u>Appeal allowed</u>
LW/18/0016	Land North Of Woodbrooks Cottage (West Side Of The A275, Opposite The Entrance Of Little Exceat Farm) South Road South Common South Chailey East Sussex: creation of a new farm access to A275	<u>Withdrawn</u>

**18/043 Date of the next Planning & Environs Committee meeting:** Tuesday 1<sup>st</sup> May 2018 at 7.30pm in the Reading Room, Chailey Green.

Signed  
Chairman

*J Millam*

Date: 1<sup>st</sup> May 2018