



Chailey Parish Council

Minutes

A meeting of Members of the Chailey Parish Council Planning & Environs Committee was held on Tuesday 5th June 2018 in the Reading Room, Chailey Green commencing at 7.30 pm.

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

Public present: approximately 35
In attendance: S Treharne, Clerk to the Council.

18/055 Apologies for absence: none.

18/056 Verbal representations by members of the public: members of the public spoke both in support of and against applications LW/18/0334 and LW/18/0318, and against application LW/18/0306. The applicants for applications LW/18/0334, LW/18/0302 and LW/18/0405 spoke to support and explain their applications and answered questions put to them by Councillors.

18/057 Declarations of Interest by Councillors: Cllrs. Lethem and Millam declared interests in relation to application LW/18/0344 and took no part in the discussions or voting on this application. Cllr. Evans declared an interest in relation to application LW/18/0318 and did not participate in the voting on this application.

18/058 Items not on the agenda considered as a matter of urgency: none.

18/059 Approval of minutes: the minutes of the meetings of the Planning & Environs Committee held on 1st May 2018 were approved and signed by the Chairman.

18/060 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/18/0334	Ms Jenny Weller, c/o Collins Planning Services Ltd, 4 Yeomans, Ringmer, Lewes BN8 5EL	Barn At Grassington Farm, Warren Lane, North Chailey, East Sussex: section 73A retrospective planning application for change of use of barn to gym	<u>Support</u> <u>(see</u> <u>comments)</u>
LW/18/0318	DPP Planning, 66 Porchester Road, London W2 6ET	Chailey School Mill Lane Chailey East Sussex BN8 4PU: demolition of the existing EFAA, EFAF and EFAG buildings and development of a new part two and part three storey school building, Multi Use Games Area (MUGA), with associated parking, landscaping and external	<u>Support</u> <u>(see</u> <u>comments)</u>

		works as a temporary access point for construction purposes	
LW/18/0324	Mr & Mrs J Skraba, Leighwood House, Haywards Heath Road North, Chailey BN8 4DT	Leighwood Farm, Haywards Heath Road, North Chailey, East Sussex BN8 4DT: proposed conversion of former agriculture barn into C3	<u>Support</u>
LW/18/0227	Mr & Mrs Hobbs, c/o kla architects, The Studio, 57 Penland Road, Haywards Heath RH16 1PJ	Acorn House Lower Station Road Newick East Sussex BN8 4HT: demolition of existing conservatory and rear porch and creation of a side and rear single storey extension, creation of a detached annexe building ancillary to the main family accommodation, together with associated internal and external alterations.	<u>No objections (see comments)</u>
LW/18/0302	Mr Martin Benson, c/o Prospective Planning Limited, 28 Dale View, Hove BN3 8LB	Land To The Rear Of Sheffield Park Industrial Estate East Grinstead Road North Chailey East Sussex: use of agricultural land as a seasonal non-fixed campsite for up to 40 pitches (temporary period from 1st April or Easter weekend whichever earlier to 30th September each year)	<u>Support</u>
LW/18/0329	Mr & Mrs M Fotheringham, c/o Dwell Architecture & Design Limited, The Old Post Office, Lewes Road, Scaynes Hill, Haywards Heath RH17 7PG	Lane End House, Coldharbour Lane, North Chailey, East Sussex BN8 4HJ: extension at ground and first floor levels	<u>No objections</u>
LW/18/0315	Mr Paul Woodley, c/o Mackellar Schwerdt Architects, The Old Library, Albion Street, LEWES BN7 2ND	Balneath Manor Cottage, Balneath Manor Lane, South Chailey, East Sussex BN8 4AP: extensions to ground and first floor levels to rear, conversion of garage into habitable living space including bay extension, erection of two bay detached garage with other internal alterations.	<u>Support</u>
LW/18/0256	Mr D Shearer, Reedens, Jackies Lane, Newick, East Sussex BN8 4QX	Reedens, Jackies Lane, Newick, East Sussex BN8 4QX: replacement of lawn area adjacent to annex with all-weather permeable surface	<u>Support</u>

LW/18/0397	Mr D Berry, 1 New Heritage Way, North Chailey, East Sussex BN8 4GD	1 New Heritage Way, North Chailey, East Sussex BN8 4GD: removal of dummy chimney and replacement with roof tiles to match existing	<u>Support</u>
LW/18/0405	Mr And Mrs R Taylor, c/o Delavals Design, Heron House, Laughton Road, Ringmer BN8 5UT	Wildfields Barn, North Common Road, North Chailey, East Sussex BN8 4EB: demolition of existing house and rebuilding as new property	<u>Support</u>
TW/18/0042	Mr Gardner, c/o Cedarwood Tree Care, 4 Hett Close, Ardingly, Haywards Heath RH17 6TE	Beards, Chailey Green Road, Chailey Green, East Sussex BN8 4DA: T1 Yew. Reduce the canopy by 2.0m, raise canopy by 1.5m, reduce the branches overhanging the property to give a 1.0m clearance. Reason: branches touching the property and causing damage to the roof.	<u>Support</u>
LW/18/0306	Mr G Smith, c/o Mr D Brown, 51 London Road, Ramsgate CT1 10DD	Thelkenber, Green Lane, Chailey, East Sussex BN8 4BT: demolition of Existing Dwelling and Erection of 5 x 2 Storey Houses with Accommodation within the roof space	<u>Objections</u> (see <u>comments</u>)
LW/18/0367	Mr F Hlisnikowski, Triple Oak, Brickyard Lane, South Chailey, East Sussex BN8 4AD	Triple Oak, Brickyard Lane, South Chailey, East Sussex BN8 4AD: convert integral garage into utility/laundry room	<u>Support</u>

LW/18/0334: Cllr. Evans took the chair when this application was considered.

Comments received from residents in Hazeldene Lane point to an increase in traffic movements in the lane and to issues that have arisen as a result. Councillors recognised the popularity of the gym and were keen to support what appears to be a thriving local enterprise. Their preference was to see a solution found which can allow the gym to continue, but which at the same time alleviates the traffic issues of which they have been made aware.

Councillors considered that, as a condition of planning consent being granted, traffic calming measures should be considered, for example signage, speed humps, passing places and/or similar. Councillors appreciated that efforts have been made by the owners of the gym to alert users of the gym to the need to drive slowly and with consideration and considered that these efforts should continue on a permanent basis.

Councillors considered that, as a condition of planning consent being granted, the hours for which the gym is allowed to operate could be restricted to some extent to reduce the time periods during which traffic generated by the gym uses Hazeldene Lane.

LW/18/0318: Councillors shared the concerns of residents in Maplehurst that the proposed new main building is, under the current plans, to be located much further towards the eastern boundary of the site than is the existing main building EFAA. Councillors understood the need for the school to be able to continue to operate which the redevelopment is under way and that this was one reason why the location for the new main building has been chosen. However, if built as proposed, the new main building will be very close to the eastern boundary of the site and therefore very near the dwellings in Maplehurst. Councillors considered that the positioning of the new main building should be reconsidered and that, if at all possible, it should be moved westwards.

Regardless of where the new main building is located, its mass will be substantial. The design and access statement suggests that the design has been influenced by the educational brief received from the school. It also suggests that consideration was given to "the site's village context". Councillors considered that the significant use of Dark Grey Render does little to allow the new building to blend into the "village context". They considered that further thought be given to the use of more appropriate colours to enable the new building to sit better in its surroundings. The use of more sympathetic colours could help, in small part, to alleviate the concerns about the positioning of the new main building.

Councillors noted the Construction Environmental Management Plan. Mill Lane is already a relatively narrow and at times a very busy road. There is the potential for three major construction projects to be underway at the same time, the others being Greenacres (if permission consent is granted) and Gradwell End. If either two or three projects are under way at the same time, it will be essential for the relevant construction management plans to be co-ordinated. On the school site itself, Councillors were keen that everything is done to minimise the nuisances that will inevitably be caused to the residents of Maplehurst by virtue of the position of the site access road. Councillors considered that it is important the site access road, which is said to be temporary, is just that and that it is removed as soon as its purpose is achieved.

LW/18/0227: Councillors considered that a condition of the granting of planning permission should be that the detached annexe building should only be used in connection with the usual residential purposes of the principal dwelling.

LW/18/0306: Councillors noted that they were unaware of anyone who supported the application. They agreed with the many residents who spoke at the meeting against the application on the grounds that the building of 5 x 4 bedroom dwellings would represent considerable and unacceptable overdevelopment of the site. Councillors considered that the provision for parking, given that each proposed dwelling had 4 bedrooms, to be inadequate and that this, together with the traffic that would be generated by the proposed development, would exacerbate the already difficult parking issues in Green Lane.

Councillors noted that, although the dwellings were described as being of two storeys, they were in effect three storeys high because of the accommodation in the roof space. The proposed dwellings were too big and the development would out of keeping with its environment and would dominate and be out of character with the existing dwellings in the vicinity. Councillors noted that the size of the dwellings proposed was out of line with the visions and policies in the emerging Neighbourhood Plan which identified the need for smaller, more affordable dwellings. They recognised that the site could be one on which the sort of housing needed could be built. Finally, Councillors noted the comments made by some residents about inaccuracies in the design and access statement relating to drainage and the availability of all utilities. It was noted that Chailey has only one shop.

18/061 Lewes District Council planning decisions and the results of appeals: the following decisions were noted:

Appeal 17/0028 and LW/17/0535	Marchants, Lower Station Road, Newick, East Sussex 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>Appeal against refusal dismissed</u>
LW/18/0115	Tomkins Farm, Cinder Hill, Chailey, East Sussex BN8 4HP: section 73A Retrospective application for bunds for site wind sheltering	<u>Granted</u>
LW/180202	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>Refused</u>
LW/18/0249	Century Cottage, Lewes Road, Scaynes Hill, East Sussex RH17 7NG: convert and extend existing outhouse toilet block into a shed	<u>Granted</u>
LW/18/0216	Chailey Heritage School Haywards Heath Road North Chailey East Sussex BN8 4EF: use of land as a temporary car park (for a 5 year period)	<u>Granted</u>
LW/18/0192	Rock House Tilehouse Lane Newick East Sussex BN8 4RD: change of use of store/home office to new holiday let	<u>Granted</u>
LW/18/0284	2 Albert Cottages Railway Lane Sheffield Park North Chailey East Sussex TN22 3QE: demolition of existing conservatory and erection of single storey rear / side extension, installation of velux rooflights to front elevation and installation of first floor window to front elevation.	<u>Granted</u>

18/062 Date of the next Planning & Environs Committee meeting: Tuesday 3rd July 2018 at 7.30pm in the Reading Room, Chailey Green. A meeting to consider urgent planning matters will be held on 19th June 2018 at 7.30pm in the Reading Room.

**Signed
Chairman**

Date: