



Chailey Parish Council

Minutes

A meeting of Members of the Chailey Parish Council Planning & Environs Committee was held on Tuesday 4th September 2018 in the Reading Room, Chailey Green commencing at 7.30 pm.

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

Public present: none

In attendance: S Treharne, Clerk to the Council.

18/092 Apologies for absence: Cllr. M Cornwall.

18/093 Verbal representations by members of the public: none.

18/094 Declarations of Interest by Councillors: Cllr. Jordan declared a non-prejudicial interest in relation to planning application LW/18/0664. He participated in the discussion and voting when that application was considered. Cllr. Millam declared a non-prejudicial interest in relation to planning application LW/18/0659. He participated in the discussion and voting when that application was considered.

18/095 Items not on the agenda considered as a matter of urgency: none.

18/096 Approval of minutes: the minutes of the meetings of the Planning & Environs Committee (Urgent Planning Matters) held on 17th July 2018 and 14th August 2018 were approved and signed by the Chairman.

18/097 Lewes District Council planning applications: The following planning applications were considered by Councillors and the following response was agreed:

Planning Ref No.	Name and Address of Applicant	Work Requested	Response
LW/18/0517 and LW/18/0547	Mr And Mrs Pattie, c/o Mr D Gooch, 9 Chestnut Walk, Little Common, Bexhill-on Sea TN39 4PS	Bosun, Chailey Green Road, Chailey Green, East Sussex BN8 4DA: two storey side extension.	<u>Support</u>
LW/18/0598 and LW/18/0599	Mr & Mrs Colbert, c/o John Bullock Design, 11 - 13 High Street, Tunbridge Wells TN1 1UL	Chailey Moat Church Lane Chailey Green East Sussex BN8 4DA: replacement doors to front and rear elevations with glazed doors, installation of false doors on front elevation, installations of spiral staircase, insertion of stud walls and doorways on second floor and installation of bathrooms.	<u>No objections</u>

LW/18/0624	Wakehurst PM Ltd, c/o Plainview Planning Ltd, Clarendon House, 42 Clarence Street, Cheltenham GL50 3PL	Oaklea Warren Station Road North Chailey East Sussex BN8 4PJ: construction of a detached garage with floor above.	<u>No objections (see comments)</u>
LW/18/0651	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 new master bedroom in roof space over.	<u>Support</u>
LW/18/0664	Mr & Mrs Blakeney, c/o Mr N Adams, 31 Mill Road, Lewes BN7 2RU	4 Roeheath, Cinder Hill, Chailey, East Sussex BN8 4HR: single storey extension with entrance porch and replacement of existing door with glazed french doors.	<u>Support</u>
LW/18/0657	Mr and Mrs R Walsh, c/o Mr J Butterfield, Pear Tree Cottage, Nash Lane, Scaynes Hill RH17 7NJ	1 The Orchards, Lewes Road, Scaynes Hill, East Sussex RH17 7NG: first floor rear extension arising from Planning Approval Reference LW/17/1063.	<u>Support</u>
LW/18/0659	Mr C Day, The Design Studios, Haywards Heath Road, North Chailey, Lewes, East Sussex BN8 4DP	2 Leylands Cottages, Haywards Heath Road, North Chailey, East Sussex BN8 4DP: erection of detached five bed house plus attached single garage to existing property, shared driveway and crossover to replace existing drive access	<u>Objections (see comments)</u>

Comments:

LW/18/0624: Councillors considered that a condition of the granting of planning permission should be that the proposed outbuilding should only be used for purposes ancillary to the principal residential property.

LW/18/0659: Councillors noted that the site is considerably outside any planning boundary. They considered that the dwelling, if built, would represent overdevelopment of the site. Councillors considered that the arguments put forward on behalf of the applicant in the document called "Planning Policy" are muddled and do not demonstrate that changes in the housing supply position and the recently revised NPPF apply to the site in this application in such a way as to now allow the erection of a building for which in 2015 (LW/15/0180 refers) permission was refused. Councillors considered that the arguments put forward on behalf of the applicant, that the site is a brownfield site, are wrong. Finally, surveys of residents undertaken by the Parish Council as part of its work to put in place a Neighbourhood Plan for Chailey clearly show that the housing need in Chailey is not for larger detached houses, as suggested by an estate agent, but is for smaller affordable housing.

18/098 To discuss whether any changes should be made to the present arrangements under which the Committee considers planning and similar applications: Councillors discussed the possibility of changing the way in which the Committee considers matters before it, including the arguments for and against the greater use of technology. Further discussion was deferred in order for the Clerk to seek information about how other Parish Councils approach this task.

18/099 Lewes District Council planning decisions and the results of appeals: the following decisions were noted:

LW/18/0322	Caveridge Farm, Caveridge Lane, South Chailey, East Sussex BN8 4BA: single storey extension	<u>Granted</u>
LW/18/0329	Lane End House, Coldharbour Lane, North Chailey, East Sussex BN8 4HJ: extension at ground and first floor levels	<u>Granted</u>
LW/18/0315	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>Granted</u>
LW/18/0334	Barn At Grassington Farm, Warren Lane, North Chailey, East Sussex: section 73A retrospective planning application for change of use of barn to gym	<u>Granted</u>
LW/18/0318	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 works as a temporary access point for construction purposes	<u>Refused</u>
LW/18/0405	Wildfields Barn, North Common Road, North Chailey, East Sussex BN8 4EB: demolition of existing house and rebuilding as new property	<u>Granted</u>
LW/18/0306	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>Refused</u>
LW/3393/CC	Greenacres, Mill Lane, Chailey, BN8 4PY: demolition of existing single storey building. Construction of 2no. single storey blocks plus 1no. two storey block to provide supported living accommodation for adults with complex needs; accommodation to comprise 6 self-contained flats (long term occupancy) and 4 studio apartments (short term occupancy) with associated ancillary staff & external spaces. Provision of 15 car parking spaces, cycle and motorcycle parking.	<u>Granted</u>
LW/18/0463	Squirrels Lower Station Road Newick East Sussex BN8 4HT: single storey timber framed orangery, single storey utility room and boot room and re-location of one window	<u>Granted</u>
LW/18/0379	Hurst Barns Farm, Chiltington Lane, East Chiltington, East Sussex BN7 3QU: creation of a new farm access - Land to the west of the A275	<u>Granted</u>

18/100 Date of the next Planning & Environs Committee meeting: Tuesday 2nd October 2018 at 7.30pm in The Reading Room, Chailey Green.

Signed
Chairman

J Millam

Date: *2nd October 2018*