



Chailey Parish Council

Minutes

A meeting of Members of the Chailey Parish Council Planning & Environs Committee was held on Tuesday 8th January 2019 in the Reading Room, Chailey Green commencing at 7.30 pm.

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

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

19/001 Apologies for absence: Cllrs. E Berry and K Jordan.

19/002 Verbal representations by members of the public:

One member of the public spoke to explain the attempts that had been made to sell the Kings Head in North Chailey as a public house and the reasons for the two applications to be considered at the meeting (LW/18/0987 and LW/18/0988). Other members of the public spoke to express concerns about the applications and that conversion to either office or residential use would mean the loss of a valuable community asset. A number referred to the condition imposed in the original planning consent restricting the commercial building's use to that of a public house.

Members of the public spoke to oppose application LW/18/0989. They considered that the proposed scheme was little changed from that which had been refused earlier in the year. The issues identified with the earlier application, including the overdevelopment of the site, parking provision, access and drainage had not been addressed.

One member of the public expressed concern at the number of houses being built in the village.

Members of the public drew attention to the difficulties being caused in Mill Lane, South Chailey, by the traffic generated from the sites at Gradwell End and Greenacres. (It was agreed that the Clerk should contact the District and County Councils on this matter).

19/003 Declarations of Interest by Councillors: Cllrs. Evans and Tregenza declared non prejudicial interests in relation to application LW/18/0476 as Governors of Chailey School.

19/004 Items not on the agenda considered as a matter of urgency: none.

19/005 Approval of minutes: the minutes of the meeting of the Planning & Environs Committee held on 4th December 2018 were approved and signed by the Chair.

19/006 Lewes District Council planning applications: The following planning applications were considered by Councillors and the following responses were agreed:

Planning Ref No.	Property address	Work Requested	Response
LW/18/0989	Theikenber Green Lane Chailey East Sussex BN8 4BT	Demolition of Existing Dwelling and Erection of 5 x 2 Storey Houses	<u>Objections</u> (see <u>comments</u>)
LW/18/0987	The Kings Head East Grinstead Road North Chailey East Sussex BN8 4DH	Proposed Ground Floor Change of Use from A4 to B1 and refurbishment of ground floor to office space with minimal external changes	<u>Objections</u> (see <u>comments</u>)
LW/18/0988	The Kings Head East Grinstead Road North Chailey East Sussex BN8 4DH	Proposed Ground Floor Change of Use from A4 to C3 and refurbishment of ground floor to 1 x 1 bed flat and 1 x 2 bed flat	<u>Objections</u> (see <u>comments</u>)
LW/18/0476	Chailey School Mill Lane Chailey East Sussex BN8 4PU	Installation of a temporary two storey modular building for temporary school accommodation	<u>Support</u> (see <u>comments</u>)
LW/18/0889	Heasmans Chailey Green Road Chailey Green East Sussex BN8 4DA	Demolition of existing dwelling, replacement two storey dwelling with associated landscaping and car parking area	<u>No</u> <u>objections</u>
TW/18/0105	Heasmans, Chailey Green Road, Chailey Green, East Sussex BN8 4DA	No.1 (T3) - Reduce height by 3m. Reduce back crown to North, East and West by 3m. Reduce back crown to south by 5m.	<u>No</u> <u>objections</u>
TW/18/0099	Highfield House, Haywards Heath Road, North Chailey, East Sussex BN8 4DT	T1 Oak tree Reduce right hand lower branch by 4-5m to even the shape. Remove deadwood. T2 Yew tree. Reduce left hand of tree to even shape by 3-4 remove dead	<u>No</u> <u>objections</u>
TW/18/0102	Nightingales, 1 Great Rough, Newick, East Sussex BN8 4HY	Chestnut (T34 of the Order) - Re-Pollard. To reduce shading to property and to continue established management regime. Chestnut (T2 of the Order) - Remove all branches overhanging applicants property and thin upper crown over applicants property	<u>No</u> <u>objections</u>
LW/18/0925	The Potteries, South Road, South Common, South Chailey, East Sussex BN8 4AD	Demolition of attached garage and construction of a two storey extension to the north east and a single storey annexe extension to the north west	<u>No</u> <u>objections</u>

LW/18/0931	Balneath Manor Cottage Balneath Manor Lane South Chailey East Sussex BN8 4AP	Variation of condition 1 in relation to planning application LW/18/0315	<u>No objections</u>
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LW/18/0989: Councillors noted the considerable local opposition to this application which they considered is a reworking of the application made under reference LW/18/0306 and which was refused by Lewes District Council on 18th July 2018. Councillors were unaware of anyone who supports the application.

Councillors agreed with local residents that the application was in essence little changed from the previous application and that many of the objections raised previously, and which were reflected in Lewes District Council's reasons for rejecting the earlier application, have not been addressed. The number of dwellings proposed remains at 5, although Councillors noted that the applicant had reduced the size of two of the proposed residences in an attempt to satisfy the local need for smaller more affordable housing. However, Councillors considered that what was now proposed still represents a considerable and unacceptable overdevelopment of the site. The proposed dwellings are too big and the development would be out of keeping with its environment and would dominate and be out of character with the existing dwellings in the vicinity. The applicant's characterisation of the site as being in urban surroundings is wrong.

Councillors noted that nothing has been done to alleviate the inadequate provision for parking. Green Lane already suffers from traffic and access issues which will not be improved by the application. The application provides for additional street parking by the provision of two on-street parking bays. Councillors considered that this did not represent an acceptable solution to the additional traffic and parking issues that would arise if the 5 dwellings were to be built. There would be no exclusive use of the bays by those living in the new dwellings.

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. Information received from residents suggests that the foul sewer referred to by the applicant in the Design and Access Statement may not exist.

Councillors noted and agreed with the pre application advice reproduced by the applicant in the Design and Access Statement which reflects and amplifies the views of the Parish Council and local residents

LW/18/0987 and LW/18/0988: Councillors considered that condition number 16 of the decision in application LW/16/0283 should continue to apply. That condition requires the commercial premises approved as part of the redevelopment of the Kings Head site to be used as a Public House (and not any other purpose under class A4). The condition was imposed in the interests of residential amenity and in order to safeguard an important community asset. Nothing has changed during the period since the decision in application LW/16/0283 was made (September 2016) to diminish the status of the building as an asset to the community. Councillors recognised the efforts by the developers to dispose of the building for use as a Public House but the fact that, to date, they have been unsuccessful was not a reason to, in effect, remove the condition that was imposed in the first place for good community reasons and for the benefit of Chailey residents.

LW/18/0476: Councillors recognised that the provision of temporary classroom accommodation is an essential element in the redevelopment of Chailey School and considered that the application should be supported. However, they also noted comments made by the Head Teacher of Chailey School about the need to maintain sufficient suitable outdoor space for the education and use of pupils. A significant proportion of the outdoor space currently available at the school will not be useable during the proposed redevelopment. Councillors accepted that the proposed position of the temporary classrooms on part of the Multi Use Games Area makes practical sense, but at the same time will mean that another outdoor area is not available for use by the school and pupils. Councillors thought that consideration should be given to the temporary provision of further usable outdoor areas for the duration of the redevelopment.

19/007 Lewes District Council planning decisions and the results of appeals: the following decisions were noted:

LW/18/0748	Poppy Cottage, Cinder Hill, Chailey, East Sussex BN8 4HR: erection of 2 bay oak framed garage, removal of existing detached garage and conservatory.	<u>Granted</u>
LW/18/0801	Annexe, Dudley House, Lower Station Road, Newick, East Sussex BN8 4HU: erection of a replacement dwelling.	<u>Granted</u>
LW/18/0798	62 New Heritage Way, North Chailey, East Sussex BN8 4GD: single storey extension to side of property	<u>Granted</u>

19/008 Date of the next Planning & Environs Committee meeting: Tuesday 5th February 2019 at 7.30pm in The Reading Room, Chailey Green.

Signed *John Millam*
Chairman

Date *5th February 2019*