



Chailey Parish Council

Minutes

A meeting of Members of the Chailey Parish Council Planning & Environs Committee was held on Tuesday 2nd April 2019 in the Reading Room, Chailey Green commencing at 7.30 pm.

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

Public present: one

In attendance: B. Newell, Locum Clerk.

19/040 Apologies for absence: none.

19/041 Verbal representations by members of the public: none.

19/042 Declarations of Interest by Councillors: none.

19/043 Items not on the agenda considered as a matter of urgency: none.

19/044 Approval of minutes: the minutes of the meeting of the Planning & Environs Committee (Urgent Planning Matters) held on 19th March 2019 were approved and signed by the Chair.

19/045 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/19/0163	Grassington Farm, Warren Lane, North Chailey, East Sussex BN8 4HW	Removal of agricultural tie associated with S.52 agreement S/106/0210	<u>Objections (see comments)</u>
TW/19/0021	6 Warrenwood, North Chailey, East Sussex BN8 4JR	TPO (No.9) T1- Oak - Work to be carried out on low limb projecting towards no. 6 driveway entrance. Reduce low limb by 3m to suitable growth point to reduce weight and sail area, remove deadwood.	<u>No objections (see comments)</u>
LW/19/0187	Leydene Cottage, Lewes Road, Scaynes Hill, East Sussex RH17 7NG	Proposed hip to gable and rear dormer roof extension, loft conversion and associated glazing. Ground Floor single storey part rear extension	<u>Objections (see comments)</u>
LW/19/0211	3 Swan Court, South Chailey, East Sussex BN8 4BN	Over garage loft conversion with rear extension to create additional bedroom, en-suite and utility space	<u>No objections</u>

LW/19/0106	Land Rear Of The Oaks, Lower Station Road, Newick, East Sussex	Proposed erection of 3 detached 4 bedroom houses with associated landscaping and access	<u>Objections</u> (see <u>comments</u>)
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LW/19/0163: Councillors resolved to object to the application. No information had been provided to the Parish Council about either the property or land to which the application relates or the reasons for the proposed removal of the agricultural tie. Councillors will reconsider the application if sufficient information is provided.

TW/19/0021: Councillors resolved that they had no objections to this application provided that the works are approved by and carried out under the supervision of Lewes DC's Tree Officer.

LW/19/0187: Councillors resolved to object to the application. They considered that the proposed extension into the roof space was more than a loft conversion and would in effect be creating a three storey building. As such it would be out of character with its environs and contrary to the draft Chailey Neighbourhood Plan.

LW/19/0106: Councillors resolved to object to the application. They considered that the statements made by the Applicants concerning the absence of a five year housing supply and the consequences of this were wrong. The latest information available to Councillors was that Lewes DC does have a five year supply, meaning that all relevant policies remain in full force, including those relating to building in the countryside.

Councillors also considered that the erection of 4 bedroomed houses would be contrary to the relevant policies in the draft Chailey Neighbourhood Plan: 1, 2 or 3 bedroomed houses are what are required in Chailey. The proposed houses would be too close together. Councillors noted that the site is considerably outside any planning boundary and that the proposed entrance to any development would add another ingress/exit onto the busy A272.

Finally Councillors noted that the site is adjacent to or on the former railway cutting (now filled in) which carried the railway line between Sheffield Park and Lewes and considered that the land may not be suitable for building.

19/046 Lewes District Council planning decisions and the results of appeals: the following decisions were noted:

LW/18/0969	Olentangy South Road South Common South Chailey East Sussex BN8 4AN: proposed single storey front extension and internal alterations	<u>Granted</u>
LW/19/0028	Annexe Dudley House Lower Station Road Newick East Sussex BN8 4HU: variation of condition 1 Application Reference Number: LW/18/0801 for the erection of a detached garage. To allow the insertion of an amended plan. Remove reference of drawing no. 01SK E and replace with 01SK I.	<u>Approved</u>
LW/18/0941	Wildfields Barn, North Common Road, North Chailey, East Sussex BN8 4EB: new detached open garage and store	<u>Granted</u>
LW/19/0026	1 Flint Cottages South Street South Chailey East Sussex BN8 4BQ: ground floor rear extension replacing a conservatory, open porch to the side elevation, enlarging the bathroom dormer and reconstruction of the existing bedroom dormer.	<u>Granted</u>
LW/19/0060	The Granary Ades Cinder Hill Chailey East Sussex BN8 4HP: extensions and alterations to existing dwelling	<u>Granted</u>
LW/19/0051	Lane End House Coldharbour Lane North Chailey East Sussex BN8 4HJ: erection of a 2-storey detached dwellinghouse and detached garage with associated access on land adjacent to Lane End House.	<u>Refused</u>

LW/18/0930	Bevernbridge Stables, South Road, South Common, South Chailey, East Sussex BN8 4QH: construction of bridge over the Bevern Stream	<u>Granted</u>
LW/19/0084	Chailey School, Mill Lane, Chailey, East Sussex BN8 4PU: demolition of the existing EFAA, EFAP 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>Granted</u>
TW/19/0013	2 Warrenwood, North Chailey, East Sussex BN8 4JR: 3 x mature oaks. Trees have put on more growth over open garden side, client would like the overhang reduced back to live growth points and not leaving stubs where possible. Reasons: to control the growth over garden and swimming pool and to reduce the amount of shading.	<u>Consent</u>
TW/19/0016	Woodlands, 2 Great Rough, Newick, East Sussex BN8 4HY: Chestnut: Tree 2 of Tree Preservation Order (No 11) 1997. Remove five lowest branches overhanging applicant's property (1 Great Rough, Newick). Thin upper crown over applicant's property by up to 20%. Reasons for work: (1) limbs are overhanging the drive to the property and are in close proximity to the building. By removing these branches will reduce the risk of future failure and damage to property (including vehicles parked on the driveway) and (2) to reduce shading to property.	<u>Consent</u>

19/047 Date of the next Planning & Environs Committee meetings: Tuesday 30th April 2019 at 7.30pm in The Reading Room, Chailey Green.

**Signed
Chairman**

Mark Evans

Date 16th April 2019