



# Chailey Parish Council

## Minutes

A meeting of Members of the Chailey Parish Council Planning & Environs Committee was held on Tuesday 5<sup>th</sup> November 2019 in the Reading Room, Chailey Green commencing at 7.30 pm.

**Present:** Cllr M Lethem (Chair).  
Cllrs. S Avery, E Berry, M Evans, K Jordan, J Millam, P Olbrich, R Penfold  
**Public present:** None  
**In attendance:** B Newell, Clerk to the Council.

**19/128 Apologies for absence:** Cllrs. N Belcher, M Cornwall, J Tregenza

**19/129 Verbal representations by members of the public:** None

**19/130 Declarations of Interest by Councillors:** Cllr Penfold declared an interest in planning application TW/19/0088/TPO and therefore abstained from voting.

**19/131 Items not on the agenda considered as a matter of urgency:**

Cllr Evans confirmed that the Clerk has commissioned two traffic surveys at Mill Lane, South Chailey in preparation for a feasibility study to take place. The results of which will help to decide on a pedestrian crossing at Mill Lane / A275. Costings for this are in the region of £800.

**19/132 Approval of minutes:** The minutes of the meeting of the Urgent Planning & Environs Committee held 15<sup>th</sup> October 2019 were approved and signed by the Chair.

**19/133 Lewes District Council planning applications:** The following planning applications were considered by Councillors and the following responses were agreed:

| Planning Application                    | Name and address of applicant   | Work requested & Response by CPC   |
|---|---|--|
| LW/19/0772<br>Response:<br>05/11/19     | Oaklea Warren, 2 Upper Station Gardens, North Chailey, BN8 4FG          | Dwellings moved slightly north. Garages moved slightly south. Driveway layout alterations (LW17/1027). <b>Cllr Jordan proposed no comment, seconded by Cllr Olbrich. Unanimous decision.</b>   |
| TW/19/0088/TPO<br>Response:<br>05/11/19 | Bronant, 6 Great Rough, Newick, BN8 4HY                                 | T12 Scots pine. Option 1- carry out 3m maximum reduction to lateral branches of lower half of the canopy on the property side of the tree. Option 2 – carry out crown lift to 8m from ground level. <b>Council had no objection to this application but asked the Clerk to inform LDC that option 2 in their opinion would be the more suitable option.</b>        |
| LW/19/0784<br>Response:<br>27/11/19     | 2 Dairy Cottages, Railway Lane, Sheffield Park, North Chailey, TN22 3QB | Replacement of existing garage/store with new garage and holiday home accommodation. <b>The Council had no objections to this planning application, but asked that certain conditions, (as listed separately below) be taken into account. Planning application approval proposed by Cllr Jordan, seconded by Cllr Olbrich. All in favour with one abstention.</b> |

**LW/19/0784**

Council asked that the following points be taken into consideration regarding the above application:

- 1) That adequate drainage be put in (not evident in plans)
- 2) That roof line is changed from flat to pitched to give a more aesthetic view.
- 3) Unclear if the garage will be available for the holiday accommodation, if not then the Council suggest that alternative parking arrangements be made clear.

**19/134** Toad Hall, Lane End Common, North Chailey. Newick Parish Council recently received a planning application for the construction of three buildings to form 5 holiday lets. Demolition of building used for livery purposes and erection of replacement equestrian/agricultural building. The application is for Newick to decide; however, it did bring to light some unresolved issues for Chailey Parish Council. These are:

- A barn was erected some years ago by a previous owner of Toad Hall over Common land owned by the Parish Council.

Should the planning application go ahead for the holiday lets, then this will rectify the encroachment onto Council land as the barn in question will be knocked down and the holiday let will be brought within the boundary of the owner's land.

However, as a precaution CPC will notify LDC, Newick Parish Council and the landowner that should planning be granted, an opportunity presents itself to remedy a long-standing encroachment on CPC land; CPC should remind the owner that we have noted it is their intention to knock down the barn and to remind them that the barn is built on our land and that we maintain a claim on it.

- Encroachment onto land owned by Chailey Parish Council resulting from use of the access track from Mill Lane.

CPC are querying whether various landowners have a right of way over the access ways that CPC own. Cllr Penfold informed the Council that there is an alternative access way to the north across the A275 which if used would eliminate the use of CPC land.

Clerk to draft a letter, with the help of Cllr Penfold to the landowner, Newick Parish Council and LDC and raise the above issues.

To note, whether planning permission is granted or not, CPC would like to reclaim their land back and ensure boundary settings are made visible in order to be clear as to who owns what and to prevent any areas of CPC land being encroached upon again.

**19/135** To note Lewes District Council Planning decisions and the results of appeals.

| <b>Planning Application</b> | <b>Address</b>                           | <b>CPC Response</b>      | <b>LDC Response</b> |
|-----------------------------|--|--------------------------|---------------------|
| LW/19/0533                  | 1 Swan Cottages, Balneath, South Chailey | Approved                 | Granted             |
| LW/19/0541                  | Green Briars, Lower Station Road, Newick | Approved                 | Granted             |
| LW/19/0594                  | Mellifount Farm, Oxbottom Lane, Newick   | Approved, subject to 106 | Declined            |

**19/136** To note the date of the next Planning and Environs Committee meeting will be held on Tuesday 3<sup>rd</sup> December 2019 at 7.30pm in the Reading Room, Chailey Green. Cllr Avery gave his apologies in advance.

**Signed  
Chair**

**Date**

An informal discussion after the Planning and Environs meeting took place, details of which the Clerk decided to publish for information:

The Council feels that it is important to look at the Council's land ownings. There are areas of Council land that are slowly being taken away and used for various purposes, mostly for the parking of vehicles. There is some ambiguity as to what the Council owns. The Clerk has archived filing stored in boxes in her office, all of which are catalogued; it was agreed that before they go off to storage that it would be sensible for Councillors to go through and identify any papers/documents that stipulate landownership and then register if not already registered. Land that is registered and listed in document form to be sent to Cllr Avery.

Cllr Olbrich asked about digital mapping, which we do have access to but will be incomplete if there is no cross referencing to assets owned.

To begin with Cllrs Berry, Avery and Lethem to meet Wednesday 13<sup>th</sup> November and begin the process of looking through the files.