



Chailey Parish Council

Minutes

A meeting of Members of the Chailey Parish Council Planning & Environs Committee was held on Tuesday 3rd December 2019 in the Reading Room, Chailey Green commencing at 7.30 pm.

Present: Cllr M Lethem (Chair).
Cllrs. S Avery, E Berry, M Cornwall, M Evans, K Jordan, J Tregenza
Public present: None
In attendance: B Newell, Clerk to the Council.

19/137 Apologies for absence: Cllrs. N Belcher, J Millam, P Olbrich, R Penfold.

19/138 Verbal representations by members of the public: Mr Michael Campbell, Mr Malcolm Barr, Mr James Smith (LDC)

Mr Michael Campbell brought to the Council's attention a main sewer overflow of foul water into his garden located on Station Road. This occurred last month and was reported to Southern Water. Representatives from Southern Water have been out and reported that the hydraulic to the pumping station needed to be cleaned up. They then reported that the pumps were working to capacity but that one might be a little low. Mr Campbell believes that the pipes are no more than 80mm in diameter and are not suitable for handling vast amounts of water, especially from storm water. He has concerns that if there are further heavy rainfalls, then this incident will occur again resulting in an environmental hazard.

Chailey Parish Council will write to Southern Water and explain that the issue has been raised and that the Council have concerns with a potential environmental impact within the Parish. The Council will also ask Southern Water when they will replace the pumps as they indicated to do back in June. Note, to copy in Highways, re storm water.

Mr Campbell to speak with residents to further add weight to the issue.

James Smith, Planning Officer at LDC offered to contact the Drainage board at ESCC, so that they can check the method of drainage in the new nearby development (Oaklea Warren) and if compliable. Necessary paperwork was provided to James and Clerk to follow through with notes from meeting once summarised.

19/139 Declarations of Interest by Councillors: None.

19/140 Items not on the agenda considered as a matter of urgency: None

19/141 Approval of minutes: The minutes of the meeting of the Urgent Planning & Environs Committee held 19th November 2019 were approved and signed by the Chair.

19/142 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
TW/19/0095/TPO	Highfield House, Haywards Heath Road, North Chailey, BN8 4DT	T1 (T2 of the order) Yew. Fell to the ground level as in final stages of life. Proposed replacement with another Yew away from existing Oak trees. Chailey Parish Council had no objections so long as the Tree Specialist adviser is involved. Proposed

		by Cllr Berry and seconded by Cllr Jordan. All in favour.
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19/143 Update on Exceat Farm (original planning application LW/19/0132) by James Smith, Planning Officer, LDC.

James Smith, Planning Officer at LDC gave a brief history of accounts pertaining to Exceat:

The concrete site application that was made earlier in the year did not contain enough detail for Planning to assess. Application therefore became invalid. In October, LDC received reports that there was movement on the site. This however was refuted by Jennifer Baxter, Enforcement Officer, who visited the site and saw no signs of activity. ESCC also reported that there had been no movement associated with concrete. It was understood that the operator of the site is looking for alternative sites to use. The concrete Silo remains at the farm which would need to be removed.

Mr Barr, member of the public, who lives near the site expressed his disappointment at the lack of communication and inadequate progress around this on-going issue, which does not ever seem to get resolved. He informed the Council that there is on-going activity at Exceat Farm. He has witnessed on many occasions' lorries entering the site and using the Silo. Mr Barr has no doubt that the site is in operation now. He also pointed out that there have been in the past multiple enforcement agencies involved, but progress has never been able to flourish due to the disjointed co-operation between agencies, thus allowing continued activity at the site.

Mr Barr asked if there was a realistic expectation of the business ceasing and subsequent removal of the infrastructure. Mr Barr was disappointed with the lack of communication and inadequate progress made so far.

James Smith acknowledged Mr Barr's frustration. He will re-raise this issue with Jennifer Baxter and inform her that there is continued activity and stress the importance of dealing with this immediately.

A meeting will be arranged between LDC, Mr Barr and a member of Chailey Parish Council to expedite these issues – first meeting to take place before Christmas. Mr Barr welcomed this opportunity. James Smith and Mr Barr to liaise and inform the Clerk of meeting dates.

19/144 Toad Hall, Lane End, Common.

The Chair gave a brief history of the recent planning application received by Newick Parish Council for the construction of three buildings to form holiday lets. The demolition of a building used for livery purposes and the erection of replacement equestrian/agricultural building at Toad Hall. Two longstanding issues between CPC and Toad Hall were resurrected:

- i)** Encroachment onto Common land owned by Chailey Parish Council
- ii)** Access to Toad Hall across land owned by Chailey Parish Council

A letter has been sent to Mr Simpson of Toad Hall from the Parish Council making it clear that the Council would like the boundary of their land to be clearly identified. That access should be to the north of the land which joins the A275 and not the current access track from Mill Lane which the Council own. James Smith explained that no decision on the planning application has been made, and in fact an extension has been put in place. The intention is for them to use the A275 access, however Highways are not content with visibility on a 60-mph road, as a result speed surveys are being carried out. Once that has been done, James thought that planning would most likely be accepted. He went on to say that when the barn has been removed, he will recommend that a condition for boundary to follow the correct alignment is adhered to (a hedgerow being the most suitable boundary). If access does not work out, then it would be

advisable for the owner to meet with CPC and discuss access and permissions for the use of Mill Lane to be used.

To note Lewes District Council Planning decisions and the results of appeals.

Planning Application	Address	Work Requested	CPC Response	LDC Response
LW/19/0690	Little Teagues, Lewes Road, Scaynes Hill, RH17 7NG	Change of use of land from agricultural use to residential curtilage in association with conversion of hen house under LW/19/0514	Object	Approved

The above planning application at a recent Parish Council meeting was objected to. LDC thereafter approved planning. The application was for amenity land associated with the conversion – prior approval would have been granted for the units. As the agricultural use has gone, it was deemed acceptable to grant planning.

19/145 To note the date of the next Planning and Environs Committee meeting will be held on Tuesday 7th January 2019 at 7.30pm in the Reading Room, Chailey Green. Cllr Berry gave her apologies in advance.

The Planning and Environs Chairman, Councillor Mike Lethem ended the meeting by thanking James Smith for coming to the Council Planning meeting. The Council found his presence extremely helpful.

**Signed
Chair**

Date