



Chailey Parish Council

Minutes

A meeting of Members of the Chailey Parish Council Planning & Environs Committee was held on Tuesday 7th January 2020 in the Reading Room, Chailey Green commencing at 7.30 pm.

Present: Cllr M Lethem (Chair).
Cllrs S Avery, N Belcher, M Cornwall, M Evans, K Jordan, J Millam,
P Olbrich, R Penfold, J Tregenza

Public present: None

In attendance: B Newell, Clerk to the Council.

20/001 Apologies for absence: Cllr E Berry

20/002 Verbal representations by members of the public: None.

20/003 Declarations of Interest by Councillors: Cllr Avery and Cllr Evans declared an interest in the Public Path Order (Holford Manor) and requested abstention on this item.

20/004 Items not on the agenda considered as a matter of urgency: The Clerk had received a last minute application for works to be carried out to a Lime tree situated at Chailey Place, Chailey Green Road, Chailey Green – to reduce the height back to the previous pollarding to improve its shape and maintain it as a healthy tree, and to reduce the chance of it being blown over in strong winds. The Parish Council had no objections to the application.

Although not an item for the Planning meeting; Cllr Cornwall requested that the Council proceed with quotes for reinforced metal doors to the Sports Club to eradicate the vandalism that has occurred in recent months. The most recent vandalism damage has been repaired. The Council and those that use the Sports Club fervently wish that the doors now remain intact, recurring damage will prove to be a costly exercise. The Council would prefer not to install metal doors but are lamentable that this may have to be the case if vandalism occurs again.

20/005 Approval of minutes: The minutes of the meeting of the Urgent Planning & Environs Committee held 10th December 2019 were accepted as being true and accurate, proposed by Cllr Jordan and seconded by Cllr Tregenza. Signed by Cllr Lethem.

20/006 Lewes District Council planning applications: The following planning applications were considered by Councillors and the following responses were agreed:

Planning Application	Name & address of applicant	Work requested
Public Path Order. Pubic Footpath 35 (part). Holford Manor, North Chailey. Response: 17/01/20	ESSC have made an Order to divert public footpath Chailey 35b (part). Diversion has been sought by the landowner	Diversion of public footpath Chailey 35b, Holford Manor, North Chailey, BN8 4DU. Original application was discussed and objected to at an Urgent Planning meeting held by Chailey Parish Council on the 17/09/2019 The Council remain true to the comments that they issued the first-time round at the Urgent Planning Meeting held 17/09/19. Cllr Olbrich proposed that the Clerk contact ESSC and reiterate previous comments. This was seconded by Cllr Cornwall, with three abstentions. Cllr Berry, although not at the meeting, had earlier expressed her interest in attending any meetings that ESSC may hold on this case - Clerk to advise ESSC of this.

<p>Proposed footway. Works are associated with LW/14/0712 Response: 17/01/20</p>	<p>East Sussex Highways (s278 Highways scheme).</p>	<p>To create a new footway adjacent to A275 from the proposed housing development at Old Hamsey Brickworks northwards to South Chailey.</p> <p>The Council were unclear from the plans as to exactly where it would be situated and the length. After continuing to examine the plans, the Council agreed that they would welcome a footway from the new development, but it should adhere to the following:</p> <ul style="list-style-type: none"> • The footway should link up to the existing footways in South Chailey. • Chailey Parish Council have plans to provide a crossing at Mill Lane / A275 in South Chailey. From a road safety point of view, CPC consider the site where ESCC are proposing to put their crossing to be unsafe. • The Council would prefer the footway to remain on one side of the road so that pedestrians do not have to cross a fast and busy road. • The Council hope that there will be enough space for a cycle path. <p>Proposed by Cllr Tregenza and seconded by Cllr Jordan. All in favour.</p>
<p>PC-RWO 221 Wildlife & Countryside Act 1981 – S53. Response: 21/01/20</p>	<p>Open Spaces Society, Henley-on-Thames apply for an order under S53(2) of the Wildlife & Countryside Act 1981 to a claimed public right of way at Hooke Estate, Chailey.</p>	<p>To modify the definitive map and statement for the area by adding:</p> <ul style="list-style-type: none"> • Grid ref. 538740 117736 to Chailey footpath at grid ref. 538567. • Grid ref. 538740 117736 to Chailey footpath at grid ref. 538556. • Grid ref. 538740 117736 on Lewes to Chailey road at grid ref 539002 117761. <p>It was proposed by Cllr Jordan and seconded by Cllr Olbrich to support this application. All in favour.</p>
<p>LW/19/0908 Response: 20/01/20</p>	<p>Longridge, North Common Road, North Chailey, BN8 4ED</p>	<p>Installation of replacement windows</p> <p>It was proposed by Cllr Millam and seconded by Cllr Tregenza to support this application. All in favour.</p>
<p>LW/19/0843 Response: 09/01/20</p>	<p>8 Warren Cottages, Station Road, North Chailey, BN8 4HQ</p>	<p>Conversion of garage to habitable rooms.</p> <p>It was proposed by Cllr Belcher and seconded by Cllr Millam to support this application. All in favour, one abstention.</p>
<p>LW/19/0851 Response: 09/01/20</p>	<p>Frick Farm, Station Road, North Chailey, BN8 4H</p>	<p>To add Planning Class Use D1 solely to the existing building No. 2 The Stables at Frick Farm (in addition to existing classes mixed use A1, A2, B1, B8 and D2 which cover all buildings on Frick Farm site.</p> <p>It was proposed by Cllr Olbrich and seconded by Cllr Millam to support this application. All in favour.</p>
<p>LW/19/0863 Response: 09/01/20</p>	<p>Little Lodge, Lane End Common, North Chailey, BN8 4JH</p>	<p>Alterations to rear extension to provide bi-fold doors replacing rear facing bay window. Insertion of a window in the side flank (east facing) and glass balcony balustrade replacing timber balustrade.</p> <p>It was proposed by Cllr Olbrich and seconded by Cllr Tregenza to support this application. All in favour.</p>
<p>LW/19/0865 Response: 02/01/20. Extension requested.</p>	<p>Troffgate Farm, East Grinstead Road, North Chailey.</p>	<p>Erection of barn for agricultural storage and for accommodation of livestock.</p> <p>To note, Natural England are also involved with this application and will be in the process of waiting to receive information in order to decide. The District Council Agricultural Officer has also been consulted and has actively encouraged the building of the barn. CPC have been approached for their opinion; and after some discussion, the Council decided to support this application.</p>

		Proposed by Cllr Millam and seconded by Cllr Jordan. All in favour.
LW/19/0886 Response: 11/01/20 Application to vary of Condition 1 attached to LW/17/0697	Gradwell End, South Chailey	<p>Condition 1 of approval LW/17/0697) listed the plans and documents which comprised the consented development. This application seeks to vary that condition in order to add 7 new drawings</p> <p>1. Retaining Wall: Chailey Parish Council made no comment to this proposal.</p> <p>2. Proposed Maintenance Store: Chailey Parish Council had no objections to this proposal.</p> <p>3. Proposed Bin Stores: Chailey Parish Council objected to the proposed site of the bin store No. 9. CPC feel that the siting is too close to the existing housing development and that there are alternative sites to situate the bins which would have a less detrimental effect on nearby residents in the area. This was proposed by Cllr Jordan, seconded by Cllr Olbrich. All in favour.</p> <p>4. Building E Condensers: Chailey Parish Council supported this proposal. Proposed by Cllr Millam, seconded by Cllr Jordan. All in favour</p> <p>5. Substation Plans and Elevations</p> <p>6. Substation Earthing Layout</p> <p>7. Substation Light and Power</p> <p>Chailey Parish Council support the above proposals 5, 6 and 7. Proposed by Cllr Tregenza, seconded by Cllr Millam. All in favour.</p>

20/007 To note Lewes District Council Planning decisions and the results of appeals.

Planning Application	Applicant	Work requested	CPC decision	LDC decision
LW/19/0784	2 Dairy Cottages, Railway Lane, Sheffield Park, North Chailey	Replacement of existing garage/store with new garage and holiday home accommodation.	No objection, subject to conditions as listed in Minutes of 05/11/19	Refused. See notes below.
LW/19/0536	1 Coppards Bridge, Cinder Hill, North Chailey.	Internal repairs to inglenook and central stairwell.	No objection	Approved

LW/19/0784 – planning application was refused by LDC for the following reasons:

1. Proposal by virtue of its form. Location and internal layout represent an independent dwelling outside of the of the planning boundary without reliance on the main dwelling, and as such is contrary to Policy CT1 of the Lewes District Local Plan and emerging Policy DM1 of the LDLP Part 2.
2. The proposal by way of its excessive height, bulk, form and location creates an overly large and prominent building which would have detrimental impact on its surroundings, contrary to Policies ST3 and CP11 of the Lewes District Local Plan and DM25 of the emerging LDL Part 2.

20/008 To note the date of the next Planning and Environs Committee meeting will be held on Tuesday 4th February 2020 at 7.30pm in the Reading Room, Chailey Green.

Initials:

Date:

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**Signed
Chair**

Date

Initials:

Date:

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