



Chailey Parish Council

www.chailey.org

Minutes

A Meeting of the Chailey Planning and Environs Committee was held on Tuesday 5th April 2011 in the Reading Room, Chailey Green, commencing at 7.30pm.

Present: (Chairman) Cllr. L Waller
Cllrs. D Cowan, D.Cranfield, J-P.Ellis, M. Evans, J.Millam, P.Olbrich

Public present: Two (part of meeting)

In attendance: V.Grainger (Clerk)

11/63. Apologies for absence: Cllrs. J. Davies, K.Gould, J. Tillard

11/64. Verbal representations by members of the public: Planning Application LW/11/0340
Mr and Mrs Cragg the applicants of Waspbourne Manor Farm indicated that they were attending to answer any questions relating to their planning application. This application was therefore considered as the first planning item.

11/65. Declarations of Interest by Councillors: None.

11/66. Minutes: To agree and sign as a true record the Minutes of the Planning & Environs Committee Meeting held on Tuesday 1st March and the Urgent Planning Matters Meeting held on Tuesday 15th March 2011. The minutes were **Agreed** and signed as a true record. (Council resolutions 207/208/11).

11/67. Items not on the agenda which the Chair of the meeting is of the opinion should be considered as a matter of urgency: Planning Applications LW/11/0221 and LW/11/0222, St Mary's Church. It was **agreed** that the response to Lewes District Council regarding these planning applications would be considered as an urgent matter, to be discussed as agenda item ten.

11/68. To consider LDC Planning Applications:

The Planning applications presented were duly considered by members and the following responses were agreed: (Mr & Mrs Cragg left the meeting after discussion of LW/11/0340).

Received date	Due Date	Planning Ref No.	Name & Address	Work Requested	CPC Decision
24.3.11	15.4.11	LW/11/0340	Mr & Mrs P Cragg Waspbourne Manor Farm Sheffield Park	Planning Application- Renewal of temporary planning permission LW/09/0368 for use of land from agricultural land to campsite providing 40 seasonal and 8 all year round pitches.	No objections

Initials:

Date:

1

17.3.11	8.4.11	LW/11/0310	Mr P Mulcare Tinkers North Common Road	Planning Application – Erection of building containing ground floor storage and two new holiday let units above with removal of existing stable (resubmission of LW/10/1318)	Objections- comments detailed below
24.3.11	15.4.11	LW/11/0304	Mr & Mrs T Scrivens Lane End House Coldharbour Lane	Planning Application – Extension to form garage and enlarged kitchen and boot room to ground floor and additional bedroom to first floor and associated alterations.	No objections
		LW/11/0347	Mr Karkia Neals Farm Cottage East Grinstead Road	Planning Application- Demolition of existing house, annex and garage and erection of a 1 x 4 bed replacement dwelling with detached garage.	No objections

LW/11/0310 (re submission of LW/10/1318) Tinkers, North Common Road

Members carefully considered the amended planning application LW/11/0310. However it was concluded that the application did not address the previous objections to the original application LW/10/1318. The site in question is within an open rural area and a Site of Special Scientific Interest and development in this location would have a detrimental environmental impact. The previous objections to the application were therefore reiterated:

- The height and scale of the building would have a detrimental impact on the neighbouring properties and rural landscape.
- The proposal is a new development not a conversion to an existing dwelling- with a larger footprint than the existing stable to be demolished.
- The proposed building is out of keeping with its surroundings. Neighbouring properties include a Grade II listed building and the site is within the rural environment of Chailey Common which is a nature reserve and SSSI.
- The proposed new access road borders Chailey Common and would have a detrimental environmental and visual impact.
- It is concluded that the application is contrary to ST3 and E10 and E12 of the Lewes District Local Plan.

11/69. To note Lewes District Council planning decisions and planning appeals and recommendations: A listing of planning application decisions received was circulated to members for consideration and noting.

11/70. Correspondence for Noting:

- **Response to Lewes Strategic Housing Land Availability Assessment.**

Cllr. Waller and Cllr. Gould confirmed that a site visit had been completed and a response made to LDC regarding the proposed sites 12CH and 12NW in Chailey. Concerns had been highlighted relating to the suitability of these sites for housing development due to accessibility issues.

- **LW/10/1010 Land at Gradwell End, South Chailey
Lighting Design Strategy & Visual Impact Assessment
Noise Impact Assessment**

Further documents had been submitted in connection with application LW/10/1010 which was under consideration by Lewes District Council. Copies of the documents, summary and conclusions were circulated to members for consideration. Several further objections to the

application from local residents had been received by the Parish Council. Members noted the contents of the documents but were of the opinion that the original objections to the application were still valid. It was concluded that the development would inevitably result in a negative change to the present situation experienced by residents. The previous objections were therefore unchanged as follows:

- Overdevelopment of the site
- Proposed development outside planning boundary and overriding need not established
- Impact on amenities of local residents
- Lack of infrastructure and access issues
- Light pollution
- Drainage and flood risk.

11/71. To Consider Grounds Maintenance Contracts

Due to the confidential nature this item matters were discussed in closed session in accordance with section 68 of Standing Orders.

11/72. LW/11/0221 and LW/11/0222 Church of St Mary

It was agreed that this item would be discussed as an urgent matter. The Council had previously made its responses to the planning application and listed building consent which included a request that the matter should be referred to Lewes District Council Planning Committee for decision. Lewes District Council had subsequently requested Parish Council agreement that the application would be dealt with under delegated powers. Members debated the request. It was unanimously **Agreed** that consideration of the application under delegated powers was acceptable and the decision would be conveyed to Lewes District Council without delay.

11/73. Risk Implications to be considered: None.

11/74. Implications to Crime and Disorder Act 1998 Section 17: None

11/75. Exchange of information:

- Cllr. Millam raised the issue of fly tipping at North Chailey adjacent to Dove Cottage which had been reported. Cllr Millam had been advised that the fencing contractors had permission to deposit materials temporarily in the lay-by.
- A response from ESCC had been received regarding the Parish Council's comments about the quality of workmanship of the commons fencing. Mr S. Fathers had advised that any concerns may be reported directly to him.
- It was noted with regret that Cllr. Davies had resigned as a Parish Councillor, her contribution had been valued.
- A response from LDC had been received regarding the use of New Heritage s106 funds and the Parish Council had been urged to make all positive efforts to agree a scheme for use of the funds by July 2012.

11/76. Date of next Planning & Environs Committee Meeting: Tuesday 3rd May 2011, next Urgent Planning Meeting 19th April 2011.

The meeting closed at 8.55 p.m.

Signed:

Date:

Chairman