



# Chailey Parish Council

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## Minutes

**A Meeting of the Chailey Planning and Environs Committee was held on Tuesday 1<sup>st</sup> November 2011 in the Reading Room, Chailey Green, commencing at 7.30pm.**

**Present:** Cllr. J. Millam (Chairman)

Cllrs. P. Atkins, D. Cowan, D. Cranfield, M. Evans, S. Griffin, J. Tillard.

**Public present:** 13

**In attendance:** V. Grainger (Clerk)

**11/169. Apologies for absence:** Cllrs. J-P. Ellis, P. Olbrich, L. Waller  
ESCC Cllr. M. Stroude

**11/170. Verbal representations by members of the public:** Members of the public attended to make representations concerning Planning Application LW/10/1010 land at Gradwell End.

**11/171. Declarations of Interest by Councillors:** Cllr. Evans declared a personal interest in item **LW/10/1010: to confirm representation to Lewes District Council Planning Committee**, as he was a Governor at Chailey School. The school was in the vicinity of the proposed development site.

**11/172. Minutes: To agree and sign as a true record the Minutes of the Planning & Environs Committee Meeting held on Tuesday 4<sup>th</sup> October 2011 and the Urgent Planning Meeting held on 20<sup>th</sup> September 2011.** The minutes were **Agreed** and signed as a true record. (Council resolution: 11/227/228).

**11/173. Items not on the agenda which the Chair of the meeting is of the opinion should be considered as a matter of urgency:** None

**11/174. Planning Application LW/10/1010 Land at Gradwell End: To confirm representation to Lewes District Council Planning Committee.**

Mr R. Trussell, The Martletts, South Chailey explained that he was also a Governor at Chailey School and was prohibited from representing the school at other community organisations/meetings. A DVD of the traffic conditions outside Chailey School had been provided and there were genuine concerns about increased traffic, especially construction traffic. There were difficulties with Mill Lane particularly at times of the year when the sun was low. There had been one serious accident in Mill Lane caused by a driver being temporarily blinded by the sun. It was confirmed that Cllr. Evans and Cllr. Waller had seen the DVD.

Cllr. Millam enquired about the bus service for school children from East Chiltington & Plumpton as he had heard that the bus service had been reduced or withdrawn.

Cllr. S Osborne Lewes District Councillor for East Chiltington & Plumpton ward responded that she had undertaken her own survey into this issue. Recent changes had resulted in only those children with a statutory entitlement to financial support receiving help with transport. This was likely to increase the number of school children walking along Honeypot Lane, to Chailey School. The recent survey showed that there was an average of 350 vehicles using the lane and 2,900 vehicles travelling along South Road, per 24 hours. District Councillors had made their views about the proposed development known to planning officers.

Mr Trussell commented that the installation of cattle grids at the common may have increased traffic using Honey Pot Lane.

Mr P Cammies, East Chiltington stated that there was no compelling need for a development of this size. It was not sustainable and was harmful to the rural character. East Sussex County Council was currently marketing two sites for elderly care facilities, one at Uckfield and one at Ringmer.

Mr N. Webber, Hornbuckles was owner of Drapers Wood and his daughter attended Chailey School. He was concerned about the sustainability of the proposals.

Mr R Hills, The Martletts commented on the ESCC Age Well scheme. There were suitable sites at Ringmer and Uckfield being sold with planning consent for care facilities. There was also concern about temporary road diversions which diverted additional traffic along Honey Pot Lane; with increased traffic volumes the slightest change would have a major impact.

Mrs A Robson, Pouchlands Farm commented that the Parish Council should stand by the refusal decision made last year. She occupied a Grade II listed farmhouse and shared the southern boundary with the development site. A large institutional building was inappropriate for the rural surroundings and residents would suffer from noise from generator plants and during construction which was likely to take up to 36 months. During that period residents would be disrupted by temporary traffic lights being in operation.

There were further comments made concerning increased car journeys and the site being inappropriate. Member's attention was drawn to letters provided by Parker Dann.

It was confirmed that the item LW/10/1010 Land at Gradwell End: to agree representation to Lewes District Council, had been included in the Planning & Environs Committee agendas for 16<sup>th</sup> August and 6<sup>th</sup> September 2011.

Mr M Carpenter (Director Enplan) confirmed that in October 2010 ESCC Adult Social Care had stated that there was a need and demand for the care offered and a compelling case for support. Paula Kirkland (Agewell scheme) had confirmed in 2011 that the position had not changed.

Mr Carpenter also stressed that Retirement Villages Group had made no offer of any kind to the Governors of Chailey School in return for support of the application. The travel plan for the scheme included £200,000 for ESCC to upgrade local bus services.

Lewes District Councillor S Osborne commented that the need for elderly care beds had increased due to about 300 beds being closed.

Ms J Tingle, Mill Lane queried why ESCC Adult Social Care had quoted in 2009 that there was not a need for elderly care facilities in Lewes District and the demand for residential care was reducing. This seemed to be an about turn.

Cllr. Evans commented that Cllr. Stroude (ESCC) had confirmed that Adult Social Care do support this application. Gradwell Park was now offering an outreach facility, i.e. caring for people in their own homes and this might be the reason for the change of opinion.

Mr Jon Gooding (Retirement Villages) explained that beds were to be made available to ESCC and a mix of services would be offered.

Mr Barnes, The Martletts stated that he would not like to live at Gradwell Park due to the site's isolation away from shops and if a shop was constructed on the site this would have a monopoly.

Mrs Barnes was concerned about affordability as the fees quoted for Thamesfield retirement village were £15,000 to £19,000 per year in addition to the purchase price of the apartment.

Mr Gooding explained that there was a range of schemes available e.g. at the Cranleigh site in Surrey, the purchase price was £100,000 with £60.00 per week costs.

Mr J Radcliffe of North Chailey commented that in terms of care only East Sussex had been discussed. There was a greater demand for care in Sussex as whole which needed to be taken into account (Chailey being on the East/West Sussex boundary).

Mr Gooding commented that the concerns of Chailey Parish Council and Lewes District Council were real concerns but there were strong positives, very necessary services would be provided and information about this was in the public domain. The number of people over 65 was due to quadruple and the over 80s was the fastest growing segment of the population.

Cllr. Cranfield pointed out that St Georges in Ditchling was in a similar rural environment to that of the proposed Gradwell Park site.

Mr J Chandler commented that the concern was how people would travel to Gradwell Park. There would need to be a massive change before any adequate improvements were made to infrastructure

It was **agreed** that the draft representation would be finalised. The member who would attend the Lewes District Council Planning Committee meeting would be confirmed at the next Parish Planning & Environs Committee meeting.

**11/175. To consider LDC Planning Applications:** The Planning applications presented were duly considered by members and the following responses were agreed:

Received date	Due Date	Planning Ref No.	Name & Address	Work Requested	CPC Decision
13.10.11	4.11.11	LW/11/1176	Mr & Mrs J Shepherd Ades, Cinder Hill North Chailey	Listed Building Consent Application- Alterations to downstairs bathroom/cloakroom	Support
		LW/11/1177	Mr & Mrs J Shepherd Ades, Cinder Hill North Chailey	Listed Building Consent Application- Alterations to bathroom	Support
20.10.11	11.11.11				
		LW/11/1231	Mr & Mrs R Penfold 23 The Martletts South Chailey	Planning Application- Single storey, rear extension	Support

**11/176. 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 noted.

**11/177. Correspondence for Noting:**

- **Core Strategy-** The strategy document acknowledged that the Lewes District area offered panoramic views across the weald to the South Downs National Park. Chailey had been identified as having three distinct sections. Ringmer had been identified as suitable for larger social housing development. In comparison South Chailey had identified land availability for 12 homes. Generally, a need had been identified for starter homes; and elderly-friendly homes for those downsizing and/or seeking specialist accommodation. It was commented that an affordable housing needs survey should be completed which could then be related to the core strategy document. It was agreed that an extension of the consultation deadline would be requested in order to allow Councillors' more time to make comments. It was also suggested that information about the Core Strategy should be included in Chailey News and highlighted at the Village Information Point and on the Council's website.
- **Lewes District Council Planning Matters protocol** had been circulated and was duly noted.

**11/178. Risk Implications to be considered:** Cllr. Tillard commented that East Sussex County Council had reported that there were pieces of metal imbedded in the ground at Row Heath near to the wooded area and these may present a trip hazard. Cllr. Millam agreed to inspect the area and report back as to the work required for removal.

**11/179. Implications to Crime and Disorder Act 1998 Section 17:** None.

**11/180. Exchange of information:**

- Cllr. Atkins advised that residents would prefer to have the notice board located on the green at the entrance to New Heritage, near to the mail box. Cllr. Atkins agreed to enquire as to the ownership of this land in order to gain permission for the erection of the notice board.
- Cllr. Evans reported the sale of St Marys Church had been completed. It was agreed that details about the sale would be included in Chailey News.
- Cllr. Griffin had requested that the key to South Chailey community notice board be returned to Gemma Kybert to enable the Parish Council to obtain a spare key
- Cllr. Cranfield enquired whether Cranleigh Parish Council could be contacted to ascertain if the road access to the retirement village there was similar to that proposed at Gradwell Park. It was **agreed** that the Clerk would make enquiries.

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- Cllr. Cowan commented that the Village Hall committee was progressing a plan for the proposed community garden.
- Cllr. Cowan enquired about the progress of the grant to Chailey Cricket Club. It was confirmed that a quotation had been requested for report at the next available meeting.
- Cllr. Cowan commented that the lay-by at South Chailey had been re-seeded and this would seem to be a waste of resources, if the lay-by was shortly to be removed to create a pedestrian refuge. It was confirmed that no decision had yet been made about a pedestrian crossing at South Chailey.
- Cllr. Millam reported the delay in the re-opening of North Common Road following installation of cattle grids. This was due to a risk survey being completed.
- Cllr. Cranfield confirmed that further comments had been added to the Risk Assessment schedule which would be discussed at the next Full Council meeting.

11/181

**Date of next Planning & Environs Committee Meeting:** Tuesday 15<sup>th</sup> November 2011  
The meeting closed at 9.00 p.m.

**Signed:**

**Date:**

**Chairman**

Initials:

Date:

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