



Chailey Parish Council

www.chailey.org

Minutes

A Meeting of the Chailey Planning and Environs Committee was held on Tuesday 6th December 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, P. Olbrich, J. Tillard, R. Trussell.

Public present: None

In attendance: V. Grainger (Clerk)

Mr L. Rowe, Lewes District Council

Mr T. Warder, Action in Rural Sussex

11/189. Apologies for absence: Cllrs. J-P. Ellis, S.Griffin, L.Waller

11/190. Verbal representations by members of the public: None.

11/191. Declarations of Interest by Councillors: Cllr. Cranfield declared a personal interest in item **LW/11/1145 1 Warrenwood**, the applicant being an acquaintance.

11/192. Minutes: To agree and sign as a true record the Minutes of the Planning & Environs Committee Meeting held on Tuesday 1st November 2011 and the Urgent Planning Meeting held on 15th November 2011. The minutes were **Agreed** and signed as a true record. (Council resolution: 11/230/231).

11/193. Items not on the agenda which the Chair of the meeting is of the opinion should be considered as a matter of urgency: Cllr. Millam requested that the matter of the oak posts on A272 at Warren Cottages and Plumtree crossroads recently erected at close proximity to the roadside (which was impacting on sight lines) should be added to the agenda for discussion at the forthcoming ESCC Highways Liaison meeting.

11/194. To consider the provision of affordable housing:

Mr Tom Warder-Team Leader for Housing & Community Engagement for Action in Rural Sussex (AiRS) explained that AiRS was a charity organisation based in Lewes and had identified a lack of rural affordable housing in Sussex. This had an impact on rural areas such as a lack of population balance, with Young People and families being forced to move away and elderly residents remaining requiring care. In addition younger people wished to move back to be closer to relatives and were unable to do so. There was also an impact on the local economy with local services, shops and public houses struggling to survive. Identifying local needs was a key ingredient for sustainable solutions and AiRS worked closely with Lewes District Council and Parish Councils wishing to address this issue. If Chailey Parish Council decided that it wanted to identify local needs a Housing Needs survey would be completed; including specific questions concerning local housing needs; rather than general needs i.e. those with a local connection. It was possible to make use of land outside the planning boundary for affordable housing, which was financially more viable for Housing Associations.

AiRS would undertake the work relating to the survey as an independent third party. Following the collation of data, a conclusion and summary report would be provided with an appraisal of suitable sites. Some local examples where this process had worked well could be found in Barcombe and Ringmer Parishes where schemes had been completed with Hastoe Housing Association.

Initials:

Date:

1

Mr Leighton Rowe explained that he was Housing Policy and Development Manager for Lewes District Council. His role was an enabler working closely with a few Parishes in terms of meeting local need. The process had worked well in Barcombe who were very happy with the outcomes. There had been close partnership working with Hastoe Housing Association in terms of allocations policies. There had been approaches in the past for housing in Chailey making use of exception sites.

It was queried how many homes had been built in Barcombe and this was confirmed as twelve, but it was possible on exception sites outside the planning boundary to build a small number of affordable houses (up to fourteen).

Cllr. Olbrich queried the use of the term affordable housing and what that meant in financial terms.

Mr Warder explained that it was a “catch all” phrase used but equated to about 80% of open market rents. In Barcombe homes were built before recent changes but the rents there were about £90.00 per week. Mr Rowe mentioned that in Newick the new affordable rent rates were about £170.00 per week.

Cllr. Evans advised that he lived in Chailey but had received a communication from Hastoe Housing Association offering homes in Newick.

It was explained that residents in Chailey could have a local connection with Newick.

Cllr. Tillard made the point that infrastructure issues needed to be resolved before housing development. In South Chailey there was nothing for young people to do.

Cllr. Atkins highlighted the issues with the New Heritage site. It was explained that New Heritage wasn't an exception site and consequently there was not the same control, the developer had decided to provide more housing for social use. Mr Rowe explained that housing allocations policy had changed in the meantime.

Concerns were expressed that sites should be sustainable and within walking distance of shops and services. There were also comments that Parish Councils did not have an input into suitability of sites and allocations.

Mr Warder explained that sites only work well if they have Parish Council support.

Mr Rowe commented that he and Mr Warder would support a local housing needs survey being completed with Lewes District Council and possibly an interested Housing Association meeting the cost.

Cllr. Cranfield felt that Barcombe would have gone through the same process of doubts and queries before agreeing a way forward and that there was a totally different concept to be applied to exception sites.

Two possible sites were further discussed:

Oxbottom Lane- was a possible site to be occupied by those with Chailey connection – was close to Doctors surgery, on bus route – but the nearest primary school would be Newick and not St Peters Chailey.

The site by Swann Close – a developer had contacted Lewes District Council and had been advised to contact the Parish Council. Neither site was perfect for private housing development and therefore considered for possible affordable housing sites.

Cllr. Evans commented that the threshold for affordable housing set out in LDC Core Strategy could be unrealistic for developers.

Mr Rowe explained that this could be resolved; for example a private developer required to have 40% affordable housing could offer 25% and a cash equivalent contribution to 40%.

The Chairman thanked Mr Warder and Mr Rowe for attending and confirmed that the Parish Council would consider the matter further before reaching a decision whether to proceed to complete a Chailey housing needs survey.

11/195. 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
10.11.11	7.12.11	LW/11/1145	Mrs J Orssten 1 Warrenwood	Planning Application: Erection of two bay timber frame car port located on existing driveway	Support
		LW/11/1328	Mr B Marshall	Planning Application:	

Initials:

Date:

			23 Bluebell Business Estate Railway Lane, Sheffield Park	New roof & increase in eaves height to Unit 23	Support
17.11.11	9.12.11	LW/11/1256	Mrs D Mutter The Barn Mill House, Mill Lane	Planning Application: Erection of a single storey extension to west of existing barn to replace wooden shed	Objections-see comments
		LW/11/1325	Mr Ewens Warren Farm House, Warren Lane	Listed Building Consent: Installation of 14 solar photovoltaic panels to garage roof	No objections
		LW/11/1337	Wapsbourne Manor Farm Wapsbourne Manor Farm Lane	Planning Application: Part section 73A retrospective application for material alteration to approval LW/11/0340 for two shepherd huts to replace two pitches on year round pitches plus six wood/canvas shelters for use March 1 st – October 31st	No objections-see comments

LW/11/1145 1 Warrenwood- Having declared a personal interest Cllr. Cranfield declined to comment upon the application.

LW/11/1256 The Barn Mill House, Mill Lane-

Members were concerned about the close proximity of the proposed extension to the boundary and highway. Members also considered that the proposed use of the building was unclear. Planning consent was granted in 1997 for use of the building as a studio but the bat survey referred to use as a dwelling from 1997. As far as could be ascertained, the building had been used as a residential dwelling. Member's objections to the application were therefore confirmed as follows:

- i)The proposed extension would form an over development of the site.
- ii)The close proximity to the roadside boundary would have an impact on the street scene not in keeping with surrounding buildings.
- iii)The use of the proposed building is not clear but it appears to be used presently as a residential dwelling for which no planning permission has been granted.

LW/11/1337 Wapsbourne Manor Farm - Members had no objections to the proposals but had concerns relating to possible noise and light pollution which were considerations for appropriate planning conditions by the Lewes District Council Planning Officer.

11/196. 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.

11/197. Correspondence for Noting:

- Introduction of ESCC Highways Steward- The details of the Highways Steward had previously been circulated and noted.
- Mobile vendor use of Commons Car Parks- It was suggested that the mobile vendor could be permitted use on a six months trial basis at Redhouse Common and North Chailey Sports ground car park; with a retention of the right to withdraw permission at any time, should there be a necessity.
- Mill Lane highways maintenance. The correspondence from Mrs Mutter concerning maintenance and road safety issues had been circulated and was noted.
- ESCC – grazing fields North Chailey- Stock proof fencing was being erected between the common and grazing fields at North Chailey. These fields were leased by the Parish

Initials:

Date:

3

Council and the leaseholder was being consulted on the most suitable type of fence and gate.

11/198. **Risk Implications to be considered:** None.

11/199. **Implications to Crime and Disorder Act 1998 Section 17:** None.

11/200. **Exchange of information:**

- Cllr. Evans advised that the liaison meeting with WSCC Highways was due to be held on Friday 16th December at 9.30 a.m.
- The listing of Council meeting dates for 2012 was circulated for consideration, noting changes to May and June to allow for Bank Holidays.

11/201. **Date of next Planning & Environs Committee Meeting:** Tuesday 3rd January 2012 and Urgent Planning Matters 13th December 2011.

The meeting closed at 9.35 p.m.

Signed:

Date:

Chairman