



# Chailey Parish Council

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## Minutes

**A meeting of Members of the Chailey Parish Council Planning and Environs Committee (Urgent Planning Matters) was held on Tuesday 11<sup>th</sup> December 2012 in the Reading Room, Chailey Green commencing at 7.30pm.**

**Present:** Cllr. D. Cranfield (Chairman)  
Cllrs. D. Cowan, J-P Ellis, M. Evans, P. Olbrich, J.Tillard, R.Trussell.

**Public present:** Seven.

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

**12/203. Apologies:** Cllrs P. Atkins, S.Griffin, J. Millam, L.Waller.

**12/204. Verbal Representations by members of the public:**

Several residents of the access lane to the Bluebell Business Estate attended to comment on the planning application LW/12/0925. The applicant Mr S Corke and his agent Mr A Moore of Parker Dann were also in attendance to explain the background to the application. Four letters of objection and one letter in support of the application had been received.

Mr Moore explained that the overall footprint of the proposed building remained the same. The application also included a transport statement. It was proposed to demolish an existing unit and replace this with a two storey workshop and associated office space and storage. Although using TRICS data it was estimated that vehicle movements would increase above those generated for the existing unit; vehicle deliveries required for Unit B1/B2 would reduce from 74 to 2 per week. On site storage would enable the reduction of vehicle deliveries. The vehicles accessing the site would be "van type" rather than larger delivery vehicles. Other measures were detailed in the transport statement, such as a car sharing scheme and speed cushions to reduce the speed of vehicles using the lane. The improved buildings would support two important local businesses currently employing twelve full time staff.

Mrs Sparkes spoke on behalf of the six residents of the lane. It was considered that the lane was inadequate for the current Business Park, there was no provision for pedestrians, or vehicle passing points, there was also concern about the speed of vehicles using the lane. A previous survey completed indicated that 100% of vehicles using the lane were travelling above 30 mph. In excess of 3,000 vehicles used the lane every week. The site had originally been used as a Saw Mills and its use had increased over time. The previous speed ramps installed had been removed, as they had been damaged and were considered dangerous. Residents also experienced nuisance from noise caused by vehicles braking hard to avoid on-coming vehicles. There was concern that if the present ownership of the units changed vehicle movements would increase. It was commented that Lewes District Council had refused the previous application and had stated that they would not consider further applications without improvements to the lane. Members were sympathetic to the residents' view that the lane was inadequate and that future use of the units would lead to increased traffic. It was also noted that the applicant was not responsible for all of the vehicles using the lane for access; and he was not the freeholder of the access lane and able to enforce changes. It was commented that members could not pre-suppose what might happen in the future but should consider the present application on its merits.

**12/205. Declarations of Interest by Councillors:**

Cllr. Cranfield declared a personal interest in item LW/12/0927- Bineham Park Farm- as the applicant was a neighbour.

Cllr. Tillard declared a disclosable pecuniary interest in item LW/12/0927- Bineham Park Farm, relating to a neighbouring property.

**12/206. Items not on the agenda considered as a matter of urgency: None**

**12/207. To consider Lewes District Council Planning Applications:** The Planning applications presented were duly considered and the following responses were agreed:

Received date:	Response date:	Planning Ref No.	Name and Address of Applicant	Work Requested:	CPC Decision
30.11.12	21.12.12				
		LW/12/0911	Mr & Mrs C Blair Ivor Cottage Balneath Manor Lane South Chailey	Planning Application: Change of use and extension of existing redundant barn to form a cattery.	Support
		LW/12/0927	Mr S Vaughan Mobile Home Bineham Park Farm East Grinstead Road North Chailey	Planning Application: Removal of mobile home and erection of dwelling.	Object-See comments below
		LW/12/0925	Mr S Corke Unit B1 Bluebell Business Estate Railway Lane Sheffield Park North Chailey	Planning Application: Demolition of existing unit and erection of replacement unit and extension to existing workshop.	Support-See Comments below

**LW/12/0925 Unit B1 Bluebell Business Park:** Councillors agreed to consider planning application LW/12/0925 as the first planning item for the convenience of the representatives present.

Councillors were sympathetic to the views of local residents, equally the Council wished to support local business which generated employment.

Cllr. Trussell proposed that the Council should object to the application on the grounds of the inadequate access. This proposal was seconded by Cllr. Evans.

A vote was taken 2 votes in favour: **5 against** the proposal.

Cllr Olbrich proposed that the application **should be supported with reservations that resident's views concerning the general improvements to the access lane should be taken into account; and reviewed with the freeholder of the lane.** This proposal was seconded by Cllr. Tillard.

A vote was taken and the proposal was agreed 5 votes in **favour**: 2 against.

It was further noted that Lewes District Council should be required to work with residents and freeholders to agree improvements to the access lane in order to prevent similar issues arising from any future planning applications. It was **agreed** that the Parish Council would write to Lewes District Council to express its concerns more fully.

**LW/12/0927 Mobile Home Bineham Park Farm**

Having declared an interest in this application Cllr. Cranfield relinquished the Chair to Cllr. Olbrich for this item. Cllr. Tillard having declared an interest, declined to take part in the discussion. Councillors fully considered the plans presented and **agreed** that the Council **objected to the application as it would create a new dwelling in the countryside, outside the planning boundary.** It was commented that the Planning Officer should thoroughly review the planning history relating to the property. Cllr. Cranfield resumed the Chair for the remainder of the meeting.

**12/208. To note Lewes District Council planning decisions, planning appeals and recommendations:** The listing of planning decisions was circulated and noted.

**12/209. Date of next Planning & Environs Committee meeting:** Tuesday 8<sup>th</sup> January 2013, Urgent Planning Matters meeting Tuesday 22<sup>nd</sup> January 2013. The meeting closed at 8.40 p.m.

**Signed:**

**Chairman**

**Date:**