



Chailey Parish Council

Minutes

A virtual meeting of Members of the Chailey Parish Council Planning & Environs Committee was held on Tuesday 1st September 2020 commencing at 7.30 pm.

Present: Cllr M Lethem, (Chair).
Cllrs S Avery, E Berry, M Evans, K Jordan, J Millam, J Tregenza.

Public present: Mr Jack Cranfield
In attendance: B Newell, Clerk to the Council.

20/052. Apologies for absence: Cllrs N Belcher, M Cornwall, P Olbrich, R Penfold

20/053. Verbal representations by members of the public: None

20/054. Declarations of Interest by Councillors: None

20/055. Items not on the agenda considered as a matter of urgency: Cllr Berry updated the Council about the situation at Frog's Hole, North Chailey. There is a transport container at the site which has collapsed and spilt all its contents, giving off a stench and needs to be cleared. The Clerk has already notified LDC who have appointed a Case Officer. Since notifying Lewes, Cllr Cornwall has had a word with the owner and asked him to remove the debris. LDC have been updated about this but have made clear that they will still do an inspection to ensure that the rubbish is cleared away.

20/056. Approval of minutes: The minutes of the meeting of the Planning & Environs Committee held 11th August 2020 were accepted as being true and accurate subject to two minor changes. Proposed by Cllr Berry and seconded by Cllr Jordan. Minutes will be signed off at the next face to face meeting.

20/057. Lewes District Council planning applications: The following planning applications were considered by Councillors and the following responses were agreed:

Planning Application	Applicant	Work requested
LW/20/0462 Response: 16/09/20	4 Swan Court, South Chailey. BN8 4BN	Relocation of the fence to provide a larger garden. The Council made no comment on this application. Proposed by Cllr Jordan, seconded by Cllr Tregenza. All in favour.

To note; Cllr Lethem flagged LW/19/0645/CD, Little Bridge House, Ridgeland Lane, Newick (to provide details of soft landscaping). This application had not been received by the Clerk and was therefore not on the agenda. This application may be discussed at a future Planning meeting if deemed necessary.

20/058. To note Lewes District Council Planning decisions and the results of appeals:
None to report

20/059.Parish Council members comments on the Government's White Paper on the new Planning Reforms.

Cllr Lethem, Chair of the Planning Committee summarised his concept of the Government's White Paper; the basis of the plan is that all land will be placed into one of three categories; Growth, Renewal and Protected. The process that any development would have to go through will differ depending on the category.

The Paper suggests that there would be an effect on Neighbourhood Plans – the effect of which would be to slim down its impact and Parish Councils would have less say in terms of development.

The centre of decision making for developments appears to be moving away from local communities and to a degree from District Councils. The only input into the planning process for local communities is at the local plan/neighbourhood planning stage. The opportunity at the planning application stage will be removed giving no opportunity to object to proposed developments.

Digital access to planning documents will be encouraged ie through Smart phones.

The White Paper document suggests that there is a problem with the current planning system that we have in-situ. It says that planning developments take 5 years to get through planning requirements, this is true if there are 1000 homes or more being built, but not anywhere near a 5 year time frame if below a 1000. Parish Councils' decisions on most planning applications are passed within two to three months. The Parish Council admit that the current system may not be perfect, but it does give an opportunity at a local level for people to have their say, which is vital in any community.

Cllr Jordan reported that he had met with Thea Davis, Neighbourhood Planning Officer and Jack Cranfield, Chair of the NHP Steering group earlier in the day mainly to discuss the next steps of the NHP. During the meeting, it was discussed how LDC would respond to the White Paper; they will respond formally to the consultation and will consult with the Town and Parish Councils before they finalise their response. Once the response has been made, they will copy and distribute to all Town and Parish Councils. All Parish Councils, however, should endeavour to make their own unique response to the White Paper.

If a Bill were to get through, then the Government will determine the overall number of houses in the country and will allocate numbers to each planning authority. We believe it would be the decision of District Councils on how the land is allocated into categories. We would like to think that they would seek recommendations from local Parish Councils before making their allocations. Once allocated, District Councils would then be tasked with making sure those houses that the Government stipulate are built. We suspect that the demand would be greater in London and the South East - Chailey therefore, may end up with plots of land in the village which could become open for development. It should also be noted that a large proportion of Lewes district is in the South Downs National Park, and there will be a tendency for new developments to be steered to those parishes and towns that are not within the boundaries of the National Park.

Some comments made by members of the Parish Council were that the consultation does not appear to mention utilities, and how these would be factored in to meet the demands of new development areas.

It was queried why there was not a greater emphasis on brown land in the document especially within towns where the development sites have become redundant for one reason or another.

Cllr Evans commented that It would be interesting to know how Newick will respond to the consultation as it will affect their NHP and the way in which they have already allocated their village in to areas which can and cannot be developed.

The Parish Council view this consultation document as going backwards rather than forwards and will respond accordingly. Cllrs Jordan, Lethem and Jack will focus on putting together a response to the document following the deadlines as set out below.

Changes to the current planning system - deadline 17/09/20

To assess and respond to this section of the consultation and have prepared in time for the next Full Council meeting on the 15th September.

Planning for the Future - deadline 15/10/20

Transparency & Competition - deadline 16/10/20

To assess and respond to these sections of the consultation and have prepared in time for the Planning meeting on the 6th October.

The Clerk will provide administrative duties and collate as things come through and distribute to all members of the Council who are encouraged to make comments.

Cllr Evans asked that when preparing a response, we make it transparent that Chailey Parish Council do not approve the White Paper; that the Parish Council does not approve the loss of local autonomy in considering planning applications and does not accept the parody of planning that is being presented in the consultation paper.

Cllr Jordan notified the Council that on the 14th September there is a meeting between the Lewes Association of Local Councils. If the White Paper is not already on the agenda, he will suggest that it should be as it would be a good opportunity to get a feel for what other Councils are thinking. Cllr Jordan to pursue this with the Secretariat of LALC and inform colleagues of progress.

Cllr Jordan updated the Council on his meeting with Jack and Thea Davis regarding the Neighbourhood Plan. Thea confirmed that the date for the NHP village referendum is the 6th May 2021. Voting will take place in the Village Hall. All voting and count arrangements will be undertaken and paid for by Lewes. The Parish Council can put up posters urging people to vote in the referendum, and this must be done 28 days before the 6th May.

The Parish Council are responsible for the referendum text for the plan and it must take account of the points raised by the Independent Examiner. Jack Cranfield has kindly agreed to do the drafting work to the plan, and this will go to the Parish Council for formal approval at the Full Council meeting in October.

Cllr Jordan did proffer a suggestion that it might be in the NHP interests if we did a consultation exercise within the village to see what people think about the allocation of

land. Unfortunately, at this stage it was acknowledged that we cannot make any addenda to the NHP.

20/060. To note the date of the next Planning and Environs Committee meeting: Tuesday 6th October 2020 at 7.30pm.

**Signed
Chair**

Date