



# Chailey Parish Council

[www.chailey.org](http://www.chailey.org)

## Minutes

**A Meeting of the Chailey Planning and Environs Committee was held on Tuesday 5<sup>th</sup> November 2013 in the Reading Room, Chailey Green, commencing at 7.30pm.**

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

Cllrs. D. Cowan, D.Cranfield, M.Evans, J-P. Ellis, S.Griffin, P. Olbrich, R.Trussell.

**Public present:** 18 (for part of meeting).

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

**13/161. Apologies for absence:** Cllrs. P. Atkins, J. Tillard.

**13/162. Verbal representations by members of the public:**

Several residents were in attendance to comment upon the Planning application **LW/13/0620 Land at Gradwell End:**

Mr Robson of Pouchlands Farmhouse circulated a plan providing an indication of the outline of the proposed 2008/2010 development overlaid by the latest proposed layout; and explained that the building footprints were principally the same. Although part of the proposed site had been the sewage works of the old Pouchlands Hospital, this was not a brownfield site and was outside the planning boundary. There were no buildings of this scale within the Village except for Chailey Brickworks, some distance away. The access to the site was via a quiet residential cul-de-sac and the already congested Mill Lane. The site was also poorly served by local buses.

Mr Webber owner of Drapers Wood was opposed to the proposed development which was downhill and downstream of Drapers Wood; and would have a detrimental impact on wildlife. There was also a danger posed by increased traffic to school children walking to school.

Mr Hills of The Martlets advised that he lived on the boundary with the proposed site and had not been consulted, as had been implied in the developer's literature. Mr Hills had concerns about the developer's financial capability to complete the construction, without being obliged to hand over the site to another developer. He also doubted that the quoted number of local jobs which would be generated was accurate, as employers were obliged not to impose limitations on the catchment area for the recruitment of staff.

Mr Cammies of Honeypot Lane expressed concerns about the increased traffic generated by the proposed development as Mill Lane was already congested at peak times of the day. There was no overriding need for this development as nearby St Georges, Ditchling had vacancies and the proposed Gradwell Park development would only offer care for those who could afford it.

Mr D Phillips- Development Director for Retirement Villages explained that Gradwell Park would offer dementia care and domiciliary care. The intention was to build a community in an area of identified need. In this particular area of Lewes District there was a shortage of 454 beds, it was estimated that there would be a 45% increase in the need for dementia care beds (due to an ageing population) and St Georges would not provide sufficient places to meet that need. Approximately 70 jobs would be created at Gradwell Park across a range of skills such as gardeners, nurses, chefs etc. and work experience would be available. A shared allotment site would be provided together with a clubhouse and other facilities including social activities. A mini bus would be provided to meet the needs of staff and residents. The facilities offered to residents may be made available for use by the local community.

Mr M Carpenter of Enplan- agent for Retirement Villages confirmed that the site was outside but abuts the current built area. Being outside the planning boundary did not prohibit development if the need arises and the proposed development was in accordance with local Planning Policy. The need for provision for the elderly in rural parishes was

Initials:

Date:

1

echoed in LDC Core Strategy. This was an appropriate location, meeting local need and was in accordance with the National Planning Policy Framework.

Residents added that although information leaflets were stated to have been distributed not all residents' had received a copy.

**13/163. Declarations of Interest by Councillors:**

Cllr. Trussell declared an interest as a resident owner of a property, which adjoined the proposed development site. However, Cllr Trussell did not consider this to be a pecuniary interest and stated that he wished to take part in the Council's discussions concerning application LW/13/0620 Land at Gradwell End; and did not wish to leave the room. Cllr. Trussell was reminded that he had declared in the register of interests that he was a member of the Action Against Gradwell Park group. Taking regard of Cllr Trussell's declared interests which indicated that he had a pre-determination in relation to this issue Cllr. Trussell was advised to leave the meeting for the Committee's discussion about this matter only. Cllr. Trussell advised that he was no longer an active member of the Action Against Gradwell Park group and was not aware that he had to update the register of interests; and did not wish to leave the meeting. Cllr. Trussell was requested to review his decision. After reflection, Cllr. Trussell offered his resignation as a Councillor as he wished to remain for the whole discussion, vacated his place as a member of the Planning Committee and took a seat as a member of the public for the remainder of the meeting. Cllr. Cranfield declared an interest in item LW/ 13/0675 Cottage adj. Bineham Park Farm.

**13/164. Minutes: To agree and sign as a true record the Minutes of the Planning & Environs Committee Meeting held on Tuesday 1<sup>st</sup> October 2013 and the Urgent Planning Matters Meeting held on 15<sup>th</sup> October.** The minutes were **Agreed** and signed as a true record. (Council resolution: 13/294/295).

**13/165. Items not on the agenda which the Chair of the meeting is of the opinion should be considered as a matter of urgency:** None.

**13/166. To consider Lewes District Council Planning Applications: LW/13/0620 Land at Gradwell End**

**Councillors** made the following comments/observations:

- The proposed Retirement Village offered both out-reach and in-reach care. The applicants clarified that domiciliary care would be offered via a domiciliary care agency.
- There was concern that care would only be offered to those who could afford it – i.e. not for less the less well off.
- There was concern that each unit would be run as separate profit centre- i.e. if a resident's funds ran out they would be asked to leave. Information was provided that the s106 agreement for the revised application had not been confirmed, but there was currently no agreement from Adult Social Care that they would continue to pay for places when funds were depleted. ASC would still be obliged to provide a suitable care placement.
- Anecdotal evidence was provided of care offered at Ringmer and St Georges.
- It was confirmed that Grantham Close, South Chailey offered sheltered accommodation restricted to local residents previously in rented accommodation.
- There was no local provision for the elderly wishing to sell their homes and purchase supported accommodation locally.
- There was general discussion about the restriction of further development on the site.
- It was confirmed that Chailey had a history of this type of development.
- There was discussion regarding the lack of provision for a play area (s106 agreement) but advised that this was not relevant to this type of development.
- It was commented that the isolated location was no different from St Georges
- Traffic issues were still of concern as access to the site was via Mill Lane and Gradwell End – the development was therefore unsustainable.

Further comments from **residents**:

- Concerns were raised about the of safety school children using Mill Lane and that there were no proposals for the improvements of foot paths or a roundabout at entry to Gradwell End.
- There was already congestion at school times in Mill Lane and elderly residents from outside the area would not wish to move to Chailey due to lack of services.
- Although there may be local need this was not the right place for this type of development.
- No one in support of the development had bothered to attend the meeting.

The points made were summarised by Cllr. Cranfield:

1. The site was outside the planning boundary.
2. This was a large new development in the countryside which was unsustainable.
3. The site was isolated – considered inappropriate- e.g. no local shop could be reached by anyone using a mobility scooter.
4. The scale of development had been reduced significantly, reducing high roof lines.
5. There would be an impact on the setting of Pouchlands Farmhouse, a Grade II listed building.
6. The size, internal layout and parking were improved but;
7. Access was still via Gradwell End/ Mill Lane.
8. The original social care element had been discarded.

The Planning applications presented were therefore duly considered by members and the following responses were agreed:

| Received Date | Due Date  | Planning Ref No. | Name & Address   | Work Requested  | CPC Decision                        |
|---------------|-----------|------------------|--|---|-------------------------------------|
| 23.10.13      | 15.11.13  |                  |  |   |                                     |
|               |           | LW/13/0620       | <b>Retirement Villages Ltd<br/>Land at Gradwell End<br/>South Chailey</b>                                    | <b>Planning Application:</b><br>Erection of C2 accommodation comprising 40 nursing and dementia rooms and 40 extra care units with associated support facilities together with on-site parking provision and landscaping. | <b>Object-see comments below</b>    |
|               |           | LW/13/0675       | <b>Mr S Vaughan<br/>Cottage Adj. Bineham<br/>Park Farm<br/>East Grinstead Road<br/>North Chailey</b>         | <b>Planning Application:</b><br>Section 73A Retrospective Application for removal of condition two attached to planning approval LW/94/0945 for the continued use of building as a separate self-contained dwelling.      | <b>Object – see comments below</b>  |
|               | 8.11.2013 |                  |  |   |                                     |
|               |           | LW/13/0602       | <b>Chailey Parish Council<br/>Pavilion Chailey<br/>Sports Club<br/>Haywards Heath Road<br/>North Chailey</b> | <b>Planning Application:</b><br>Amendment to planning approval LW/10/1083 (Demolition of existing pavilion and erection of new pavilion) to increase size of new pavilion.  | <b>Support – see comments below</b> |

**LW/13/0620 Retirement Villages Ltd, Land at Gradwell End, South Chailey**

Having thoroughly debated the application and taking regard of residents and the applicant's comments; Councillors summarised their views on this application:

1. There was an identified need for providing care for an ageing population, but meeting this need should be sustainable.
2. Although the proposed development was reduced in size from the previous application, this application still presented a large development in the countryside.
3. The proposed site was in an isolated position, outside the planning boundary.
4. The access via Gradwell End/Mill Lane was considered inadequate.
5. There would be an impact upon the amenities of local residents.

Initials:

Date:

Councillors commented that should LDC Planning Committee be minded to approve the application, the s106 agreement should include a condition that no further development on the site would be permitted; and there should be clarification of local use of the on-site facilities.

The Chairman proposed a vote to confirm the Council's objections to the proposed development, which was unanimously agreed. Councillors voted as follows:

4 votes against the development: 2 in favour of the development and 1 abstention.

**LW/13/0675 Mr S Vaughan, Cottage Adj. Bineham Park Farm**

Cllr. Cranfield having declared an interest in this matter left the room and did not take part in the discussion. Councillors **agreed** that they objected to the application, as removal of the condition attached to LW/94/0945 would result in the creation of a new dwelling in the countryside.

**LW/13/0602 Chailey Parish Council, Pavilion Chailey Sports Club**

The Council declared an interest as freeholders of the Sports Pavilion and the applicant. The Council supported the application and sought approval due to its importance as a facility for the Village.

**13/167. Lewes District Council planning decisions and planning appeals and recommendations:**

**LW/ 13/0490 Woodgate Farms Dairy, East Grinstead Road, North Chailey**

Councillors noted the decision notice to grant approval for Change of Use to B1, B2 and B8, across all business units. The postal address for this development is East Grinstead Road, North Chailey, the Parish Council area is shown as Newick. It was noted that Chailey Parish Council had not been provided with the opportunity to comment on this application as a neighbouring Parish, as was normally the case. A listing of planning application decisions received was circulated to members' for consideration and was noted.

**13/168. Correspondence for Noting and Response:**

The Listing of recent correspondence was circulated and noted.

**13/169. Risk Implications to be considered: None.**

**13/170. Implications to Crime and Disorder Act 1998 Section 17: None.**

**13/171. Items for information and future discussion:**

- **Provision of defibrillator-** for future discussion at next full council meeting.
- **Chailey Neighbourhood Plan-** for future discussion at next full council meeting.
- **Roles & responsibilities-** Councillor representation on outside bodies- for future discussion at next full council meeting.
- **Highways issues-** granite setts at Downsview had now been repaired. Diversion signs for Lewes Bonfire Procession had been unlit and placed across the road although local access was permitted.
- Cllr. Griffin advised of the development of a mobile local food bank to be made available to low income families.
- Cllrs. Ellis and Millam advised that they had removed a fallen tree at Mill Lane, North Chailey following the St Jude storm. It was recommended that the Ash Tree which was at the centre of a clump of recently thinned trees should be removed or reduced in height; and a willow tree adjoining the common should also be reduced. The Clerk agreed to consult with the Countryside Ranger and report back. Thanks were expressed to Cllrs. Ellis and Millam for their speedy response.
- Cllr. Olbrich offered a reminder that the quotes for basketball area at Roeheath were still awaited.

**13/172. Date of next Planning & Environs Committee Meeting: Tuesday 3<sup>rd</sup> December and Urgent Planning Matters Tuesday 19<sup>th</sup> November 2013. The meeting closed at 9.50 p.m.**

**Signed:**

**Date:**

**Chairman**

Initials:

Date:

4