



Chailey Parish Council

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A virtual meeting of Members of the Chailey Parish Council Planning & Environs Committee was held on Tuesday 6th October 2020 commencing at 7.30 pm.

Present: Cllr M Lethem, (Chair).
Cllrs S Avery, Cllr Belcher, E Berry, M Cornwall, M Evans, J Millam, P Olbrich, R Penfold, J Tregenza.

Public present: Mr Elliott Bance, Director, Asprey Homes
In attendance: B Newell, Clerk to the Council.

The Chairman at the start of all virtual Full Council & Planning meetings will ask Council members to declare if there is anyone present in their homes who can see and/or hear the meeting in progress. It is the Councillors' responsibility to make this information available to the Chairman and the Clerk

20/061. Apologies for absence: Cllr Jordan

20/062. Verbal representations by members of the public: Mr Elliott Bance

20/063. Declarations of Interest by Councillors: Cllrs Tregenza and Evans being School Governors declared an interest in Application LW/20/0561 (Chailey School) and therefore refrained from voting.

20/064. Items not on the agenda considered as a matter of urgency: None

20/065. Approval of minutes: The minutes of the meeting of the Planning & Environs Committee held 1st September 2020 were accepted as being true and accurate. Minutes will be signed off at the next face to face meeting.

20/066. 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/20/0576 Response:09/10/20 | Layden Hall, East Grinstead Road, BN8 4DH | Development of the site for 8 dwellings, new access and landscaping The Council objected to this application on the grounds that it does not contain sufficient starter/affordable homes and clarity is needed for the proposed footpath. Proposed by Cllr Olbrich, seconded by Cllr Tregenza. Six in favour of the objection, four against. (See further details below) |
| LW/20/0594 Response:16/10/20 | Woodbrooks Farm, South Common, South Chailey, BN8 4QH | Conversion of milking parlour into two residential dwellings. The Council support this application. Proposed by Cllr Cornwall and seconded by Cllr Olbrich. One against, four abstentions. |
| LW/20/0553 Response:05/10/20 | Woodbrooks Cottage, South Common, South Chailey, BN8 4QH | Erection of a part rear and side extension and erection of a garage The Council support this application. Proposed by Cllr Olbrich, seconded by Cllr Tregenza. All in favour. |
| LW/20/0559 Response:07/10/20 | Teagues Farm Bungalow, Scaynes Hill, RH17 7NG | Creation of equestrian sand school (manege) for private use and change of use of land to permit the keeping of horses The Council do not object to this application, so long as it remains for private use. They would also like it noted that it is outside the planning boundary, therefore there should be no further development on this site nor the adjacent site. Proposed by Cllr Olbrich, seconded by Cllr Berry. All in favour, one abstention. |

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| LW/20/0555 Response:07/10/20 | Hoods Croft, North Common Road, North Chailey, BN8 4ED | Erection of a domestic workshop unit and pool house. The application states that the workshop will be on the same footprint, but it is considerably larger. The Council do not oppose the application so long as it stays as a workshop and is not turned into a residential dwelling. Cllr Belcher proposed to support, seconded by Cllr Olbrich. All in favour, one abstention. |
| LW/20/0561 Response:08/10/20 | Chailey School, Mill Lane, Chailey, BN8 4PU | Installation of canopy to cover external space adjacent to dining hall (original application LW/19/0084). Demolition of the existing buildings & development of new part two & part three storey school building. Multi use games area, with associated parking, landscaping, and external works. Cllr Belcher proposed to support, seconded by Cllr Olbrich. All in favour. |
| LW/20/0574 Response:08/10/20 | The Barn, Mellifount Farm, Oxbottom Lane, BN8 4FD | Demolition of existing detached store building, erection of single storey side extension and revised lean-to roof and window layouts. It was noted that two nearby neighbours have written in support of this application. The Council made no comment on this application. Proposed by Cllr Berry, seconded by Cllr Olbrich. All in favour, one abstention. |
| LW/20/0474 Response:14/10/20 | The Oaks, Lower Station Road, BN8 4HU | Extension to and conversion of existing garage to form annex ancillary to main dwelling. The Council support this application, so long as it is tied to the main dwelling and not sold separately. Proposed by Cllr Cornwall, seconded by Cllr Olbrich. All in favour. |
| LW/20/0573 Response:08/10/20 | Beadlands, North Common, North Chailey, BN8 4ED | Removal of existing garage/outbuildings and erection of replacement oak framed garage. The Council do not object to this application. Proposed by Cllr Evans, seconded by Cllr Olbrich. All in favour. |
| LW/20/0587 Response:12/10/20 | East Ades, Cinder Hill, BN8 4HP | Renovation and minor internal alterations including repairs to historic Billiard room roof The Council support this application, assuming listed building consent has been obtained. Proposed by Cllr Olbrich, seconded by Cllr Belcher. All in favour |
| LW/20/0637 Response:23/10/20 | Glendene Cottage, Station Rd, North Chailey, BN8 4HG | Variation of Condition 1 of application LW/19/0054 – the type C plots 7-11 to be increased in depth and windows updated to suit new internal layout The Council support this application. Proposed by Cllr Tregenza, seconded by Cllr Cornwall. All in favour. |
| TW/20/0070/TPO Response:12/10/20 | 1 Maplehurst, Mill Lane, Chailey, BN8 4AY | 1no Pinus Sylvestris – thin canopy by 20% and remove dead wood The Council support this application subject to the involvement of the Tree Officer. Proposed by Cllr Avery, seconded by Cllr Olbrich. All in favour. |
| TW/20/0075/TCA Response:14/10/20 | Woodlands, Station Road, North Chailey, BN8 4HE | T1 (Hazel) Coppice, T2 (Oak) crown reduction, T4 (Willow) fell and remove, T5 (Ash) fell and remove, T6/7 (Conifer) fell and remove and T9 (Plum) fell and remove The Council support this application subject to the involvement of the Tree Officer. Proposed by Cllr Olbrich, seconded by Cllr Tregenza. All in favour. |
| Resident request to cut back Parish Council trees | Furzelea, Cinder Hill, Chailey | Diseased Oak tree on Parish Council land. Remove or pollard to 4m in height. Further trees on Parish Council land overhanging Furzelea property – need cutting back. As the trees are located on Council land, the Clerk will seek three quotes for works to be carried out. NB. Trees on Parish Council land will be discussed at the next Full Council meeting. |

Application LW/20/0576

Mr Elliott Bance, Director at Asprey Homes joined the meeting by zoom to present plans for the site at Layden Hall.

Asprey Homes are supporting the owners of the land in the promotion and allocation of the site for residential allocations as part of Lewes District Council's local plan. The proposal seeks consent for eight dwellings; that is a mixture of three and four bed houses which is sympathetic to the surrounding area in design and layout.

Footpath:

Mr Bance noted the historic aspirations indicated in the consultation stage of the local plan for a footpath as part of the proposals for the development. The Parish Council confirmed that this would still be a requirement and Asprey and the landowners are supportive of this. However, they are yet to receive adequate confirmation from Lewes District and County Council as to who has control over the land where the footpath would go. The Parish Council felt that they could not endorse the application until this matter was finalised. Mr Bance will chase both Lewes and the County Council up.

Further discussion took place on how and where the footpath could be implemented; Mr Bance said that it could run down to the site entrance or it may be more practical to move the path slightly further away from the bell-mouth junction to create a slightly foreshortened pathway - so that it stops before the bell-mouth and can be accessed from within the site. Both options would need further investigation.

It was noted that the plans indicate a walking distance of 13 minutes to Primary School. It was asked by the Parish Council if there is any intention of extending the pathway along the road beyond the site. Mr Bance said that they do not have a fixed view and will be guided by what the County feels is required and what is physically deliverable.

If there is a desire to extend the footpath beyond the bell-mouth then it is of no consequence to the contractors if the path is an extra 5, 10 or 15 metres.

Utilities:

There are two possible options to bring utilities to the development:

- To make service connections in the frontage of the existing dwelling.
- To run services through the road

The Parish Council thought that the latter would enable the basis for a footpath.

Parking:

It was confirmed by Mr Bance that site operatives would maintain proper checks on the site so that visitors would not need to park opposite the development on Common land. Mr Bance was confident that there was ample room on site for materials, parking etc.

Affordability:

Mr Bance is unsure at what price the new homes will be marketed at. They are not classed as affordable homes. Advice from local agents delivering at other sites suggests that the smaller two bed units are not especially in demand. The Parish Council were surprised to hear this and commented that the development at the King's Head had seen the smaller affordable housing sell first.

The Council decided to object to this application on the grounds that it needed further information and clarity on the footpath and would prefer to see smaller, affordable starter homes.

20/067. To note NALC's deadline for Parish Council members comments on the Government's White Paper on the new and substantial planning reforms.

The Clerk advised that Chailey Parish Council's response to the Government's White Paper, "Planning for the Future" has been completed and all comments have been noted by the Council. These will be forwarded to NALC before the required deadline of the 15th October 2020. Cllr Lethem expressed his gratitude to Cllr Jordan for the time and effort that he put into this piece of work.

The Council will not be completing the final Paper; "Transparency & Competition"

20/068. To note Lewes District Council planning decisions and the results of appeals:

| Planning | Applicant | Work requested | CPC | LDC |
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| Application | | | decision | decision |
|--------------------|--------------------------------------|---|-----------------|--------------------|
| LW/20/0462 | 4 Swan Court, South Chailey, BN8 4BN | Relocation of the fence to provide a larger garden area | No comment | Permission granted |

20/069. Date of next Planning & Environs Committee meeting will be held on Tuesday 3rd November 2020 at 7.30pm.