



Chailey Parish Council

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Minutes

A Meeting of the Chailey Planning and Environs Committee was held on Tuesday 4th March 2014 in the Reading Room, Chailey Green, commencing at 7.30pm.

Present: Cllr. J. Millam (Chairman for part of meeting),
Cllr. P. Olbrich (Chairman for part of meeting)
Cllrs. P. Atkins, S. Avery, D. Cowan, D. Cranfield, M. Evans, S. Griffin,
K. Matthews, J. Tillard.

Public present: 8 (for part of meeting).

In attendance: V. Grainger (Clerk).

14/29. Apologies for absence: Cllr. J-P. Ellis. Cllr. Millam was delayed and Cllr. Olbrich took the Chair until Cllr. Millam's arrival.

14/30. Declarations of Interest by Councillors:

Cllr. Tillard declared an interest regarding planning application LW/14/0017 Rear of Sunnycroft, Mill Lane as the site adjoined his property. Cllr. Olbrich declared an interest in LW/14/0017, as he was acquainted with the applicant.

14/31. Verbal representations by members of the public:

For the benefit of the members of the public present, it was agreed that planning applications LW/14/0054 and LW/14/0017 should be considered as the first planning items.

LW/14/0054 Little Bridge House, Ridgelands Lane: Mr Alderton spoke on behalf of the applicant Mrs Francis, who was also present. Mr Alderton explained that the design of the extension sought to be sympathetic to the existing dwelling and its surroundings. Cllrs. considered the plans presented and Cllr. Tillard proposed that the application should be supported; this was seconded by Cllr. Atkins and unanimously **agreed**. Mr Alderton and Mrs Francis left the meeting at this point.

LW/14/0017 Rear of Sunnycroft, Mill Lane, South Chailey

Cllrs. Olbrich and Tillard having declared an interest in this application left the room at 7.35 p.m. and did not take part in the discussion. Cllr. Cranfield took the chair for discussion of this item only.

Cllr. Millam having been unavoidably delayed joined the meeting during the public representations part of the meeting. Cllr. Millam therefore declined to take part in the discussion of this application and declined to vote on the matter, as he had not had the opportunity to consider all of the information presented.

Mr I Salmon, Mr Greenfield, Mr J and Mrs J Salmon were present to support the application.

Mr P Thompson and Mr M Smith were present to object to the application. Mr Thompson explained that he had submitted his objections to the Council. Mr Thompson outlined that the NPPF urged local planning authorities to resist developments of gardens, this site was on the edge of the existing settlement boundary, overlooking farmland. The proposed development would cause loss of privacy, noise and disturbance; and would result in the overdevelopment of the site. Mr M Smith agreed with the points made by Mr Thompson, the proposed development would result in a vehicular turning circle next to his front garden, within 2m of his lounge and conservatory window. A two-storey building would also cause light restriction to his property.

Mr J Salmon spoke on behalf of Mr I Salmon. He explained that having tried to sell the property; and there being a shortage of suitable smaller accommodation in the area, Mr

Salmon senior had decided instead to build accommodation for his son and daughter who were currently in nearby social housing. This would free up much needed accommodation in the Village. The proposed design and landscaping were sympathetic to the existing building; and as the property was currently occupied by a large family there would be no increase in vehicles using the access. Opaque glass would be used for the rear windows, which would prevent overlooking. The design of the building had been set in line with neighbouring properties for privacy reasons.

Cllrs. queried the size of the proposed plot, which was stated as being approximately one acre. This seemed to be an over estimate of the size of the plot. It was confirmed after checking the scale of the plans that it was more likely a quarter of an acre. Cllrs. also queried whether there had been any consultation with Lewes District Council, prior to the plans being submitted. It was confirmed that there had been no consultation.

Cllr. Griffin expressed concern that there was a lack of small affordable dwellings for young people in the Village; and the proposed application for smaller houses was preferable to a large detached property on the site.

Cllr. Cranfield advised that the application should be considered on its planning merits.

Having carefully considered the plans and representations made by the applicant and residents of the neighbouring properties; Cllr. Evans proposed that the Council's response should be to object to the application. The objection being that the proposed access was unsatisfactory and the development would have a detrimental impact on the light and privacy of the surrounding properties.

Cllr. Matthews seconded the proposal.

A vote was taken 5 votes in favour of the objection: 2 against the proposal to object. It was therefore **resolved** that the Council's response was to object to the application as the proposed access was unsatisfactory and the development would have a detrimental impact on the light and privacy of the surrounding properties.

Cllr. Millam resumed the Chair of the meeting, which was then conducted in accordance with the sequence of the agenda. Cllrs. Olbrich and Tillard returned to the room.

14/32. **Minutes: To agree and sign as a true record the Minutes of the Planning & Environs Committee Meeting held on Tuesday 4th February 2014.** The minutes were **Agreed** and signed as a true record. (Council resolution: 14/305).

14/33. **Items not on the agenda which the Chair of the meeting is of the opinion should be considered as a matter of urgency:** A tree works application TW/14/0023/TPO had been received for comment by 14th March. As this would be too late for consideration at the Council's meeting to be held on 18th March, it was **agreed** that the application should be considered as an urgent matter.

14/34. **Lewes District Council Planning Application:**

The Planning and Tree Works applications presented were duly considered by members and the following responses were confirmed and agreed:

Received Date	Due Date	Planning Ref No.	Name & Address	Work Requested	CPC Decision
7.2.2014	5.3.14	LW/14/0022	Dr & Mrs T Watsham Leylands Farmhouse Haywards Heath Road North Chailey	Listed Building Consent: Installation of ground floor wc and shower.	Support
22.2.14	14.3.14	LW/14/0017	Mr I Salmon Rear of Sunnycroft Mill Lane	Planning Application: Erection of a pair of semi-detached cottages to the rear, demolition of existing	Object- see comments detailed

Initials:

Date:

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				double garage and new access track.	above
		LW/14/0046	Mr B Neil Smallacre Holdings Station Road North Chailey	Planning Application: Part Section 73A retrospective application for the erection of a single storey dwelling.	Comments-see below
		LW/14/0054	Mr & Mrs Francis Little Bridge House Ridgelands Lane South Chailey	Planning Application: Erection of a two storey rear extension and conversion of integral garage to bedroom.	Support
		LW/14/0066	Mr & Mrs A Wiles Lea Croft Lower Station Road Newick	Planning Application: Conversion of existing garage to disabled exercise room and erection of a new garage.	Comments see below
4.3.14	14.3.14	TW/14/0023/ TPO	Mr A Peters 14 Downs view North Chailey	Tree Works Application: Oak Tree (T1) of order – remove to ground level	No objection.

LW/14/0046 Smallacre Holdings, Station Road, North Chailey

Councillors' were of the view that if the part section 73A application were approved a second dwelling (LW/12/0429) could also be erected on the same site; as this application had already been approved subject to the existing dwelling being demolished. Councillors' therefore agreed that there were **no objections**, with the **condition** that the Planning Consent LW/12/0429 was not implemented; in order to prevent an additional dwelling being erected on the site.

LW/14/0066 Lea Croft, Lower Station Road, Newick

Councillors had no objections to the application but made the suggestion that a s106 condition should be applied to ensure that the proposed exercise room and the new garage are used in conjunction with and ancillary to the main dwelling; and should not be capable of being used as separate residential accommodation.

14/35. Lewes District Council planning decisions and planning appeals and recommendations:

The listing of recent decisions was noted.

The decision notice regarding Woodgate Farms Dairy Planning Application LW13/0490 had been circulated for information, this was a Newick Parish application and Chailey Parish Council had not been consulted.

Cllr. Evans also mentioned that the Wealden DC application for the rifle range at Fletching had also been approved.

14/36. Correspondence for Noting and Response:

The listing of recent correspondence was circulated and noted:

- SALC Planning Meeting- Cllr Cranfield confirmed that he and Cllr. Griffin had attended. This had been a useful meeting covering Neighbourhood Plans and the National Planning Policy Framework.
- Consultation on LDC Street Trading Policy- details had been circulated and it was agreed that the Council would discuss at the meeting to be held on 18th March for a response by 28th March.

14/37. Items for Information and Future Discussion:

Initials:

Date:

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- A resident had expressed concern regarding the reduced habitats for owls on the common, since the trees had been thinned. This matter would be referred to East Sussex Countryside Team Manager, Mr S Fathers.
- Comment had been received from a resident regarding the disruption of gas supply as a result of works completed at the Pump House. This had been an unfortunate accident due in part to the location of the pipes which were shallowly laid and not in accordance with the regulated required depth. The Council expressed regret for any inconvenience caused to residents.
- A report had been made of a theft of a shed at the allotments. The Clerk would make enquiries about an alternative lock for the allotment gate.
- Cllr. Cowan made enquiries about the superfast broadband connection in Chailey. The Clerk agreed to circulate the latest update.
- Cllr. Evans requested items for the agenda for the ESCC Highways SLR meeting to be held on 18th March. Blocked gullies near to the allotments on the A272 was one item mentioned.
- Cllr. Atkins mentioned that a planning application for the change of road surface at New Heritage Way would shortly be presented for the Council's consideration.
- Cllr. Avery mentioned the proposal to restrict road speeds to 48mph on rural lanes currently covered by the unrestricted 60mph limit.
- Cllr. Millam mentioned that brushwood needed to be cleared from Rowheath.

14/38. Risk Implications including Implications to Crime and Disorder Act 1998 Section 17:
A case of "dog napping" had been reported and was noted.

14/39. Date of next Planning & Environs Committee Meeting:
Tuesday 1st April 2014 and Urgent Planning Matters Tuesday 18th March 2014.
The meeting closed at 9.15 p.m.

Signed:

Date:

Chairman