



Chailey Parish Council

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A virtual meeting of Members of the Chailey Parish Council Planning & Environs Committee was held on Tuesday 3rd November 2020 commencing at 7.30 pm.

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

Public present: Melanie Carroll, Robert Grant.
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

20/070. Apologies for absence: Cllr Belcher

20/071. Verbal representations by members of the public: Melanie Carroll, Robert Grant

20/072. Declarations of Interest by Councillors: None.

20/073. Items not on the agenda considered as a matter of urgency: The Specialist Advisor from Lewes District Council has recommended that the wooden barriers located at Beggars Wood Road be replaced with farm-style steel barriers, which will be more substantial enabling prevention of fly-tipping which is occurring on a regular basis. The Council agreed to this. Proposed by Cllr Olbrich and seconded by Cllr Tregenza. All in favour.

20/074. Approval of minutes: The minutes of the meeting of the Planning & Environs Committee held 6th October 2020 were accepted as being true and accurate. Proposed by Cllr Jordan and seconded by Cllr Olbrich. All in favour. Minutes will be signed off at the next face to face meeting.

20/075. 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/20/0642 Response: 28.10.20. Extension requested	Land at Coldharbour Lane, North Chailey. Application made by Pierpoint Developers	18 affordable dwellings with new access and parking and landscaping of the site. The Council objected to this development for the reasons set out in notes below. Cllr Tregenza proposed to object, seconded by Cllr Berry. All in favour to object, one against. Motion carried.
LW/20/0627 Response: 28.10.20. Extension requested	Pendle, Lower Station Road, BN8 4HU	Erection of timber clad summerhouse and shed. The Council support this application. Proposed by Cllr Olbrich, seconded by Cllr Avery. All in favour
LW/20/0684 Response: 11.11.20	8 Kilnwood Lane, South Chailey, BN8 4AU	Erection of a rear and side ground floor extension. The Council do not object to this application. Proposed by Cllr Olbrich and seconded by Cllr Cornwall. All in favour, one abstention. Motion carried.
KW/20/0673 Response: 04.11.20	Waspbourne Manor Farm, Sheffield Park, TN22 3QT	Change of use from storage (Class B8) to car servicing garage (Class B). Two letters have been received by LDC; one supporting, the other indicating that it does not have an issue so long as it does not grow further. The Council felt that this was a worthy application to support as it is a good business development which is encouraged in the Neighbourhood Plan and keeps young people in the village in employment. Cllr

Application LW/20/0642

The Parish Council are aware of some 30 letters from residents living in the vicinity of Coldharbour Lane registering their objections to the proposed development. Two of the residents, Melanie Carroll and Robert Grant, joined the Planning meeting to express their concerns. The following reasons summarise why the Council object to this application:

Landfill

The site was originally a railway cutting and is believed to have been used as landfill since the demise of the railway. It is believed that it was originally approximately 70 feet deep, and is now alleged to be a repository for various items, such as old cars, etc. From a visual inspection by some Councillors, the site appears to have subsided somewhat since it was filled in. The Parish Council therefore question the stability of the land and whether it may be liable to subside further. It is also suggested that toxic waste, including possibly methane gas, could be emitted if the site were to be disturbed. The Council have seen no evidence of the Developers providing a ground survey to determine whether the land is in fact suitable to build on and would strongly recommend that such a survey be carried out if this application is to proceed.

Road safety

The exit drive from the development would emerge on to a straight stretch of the A272. Although this provides good visibility, the speed of the traffic over this section is thought to be an issue. It is true that several entry points already exist onto the A272 in that area, but the additional exit proposed would render that section of road even more hazardous. There is concern that the increased traffic generated by the development may put at risk school children using the nearby bus stop.

Affordability

The homes that are being proposed are three-bedroom entry level affordable houses. The Council are certainly in favour of the provision of starter homes in the Parish. However, based on the personal knowledge and experience of some Councillors, it is doubted that the kind of homes contained in the proposal would truly be at "entry level" or affordable to the families on low income which the Council is anxious to help. One factor which may increase the cost of the build and make it unfeasible to keep the selling price low is the probable need for piling in view of the nature of the site (see comments above).

Planning Boundary

The site lies outside the current planning boundary and is located on the fringes of the village, close to the neighbouring village of Newick. Therefore, the proposed development would further erode the gap between the two villages. (Newick Parish Council have also expressed their concerns and will be writing to LDC separately). In some respects, the proposal is thus incompatible with the Council vision for the village as stipulated in the draft Neighbourhood Plan. It lies outside the planning boundary and is not compatible with Policy ECO 5.

20/076. To note Lewes District Council – Land Availability Assessment (LAA) consultation: The LAA (formerly known as the SHELAA is a document that identifies and assesses land to support future development. It is landowners that would be invited to put forward land to be assessed for development. This is then subject to whether it is developable or not - at this stage, it would be important for the Parish Council to have a say in any potential developments. The Consultation is also seeking sites with the potential for renewable energy re-generation and green infrastructure – the Council acknowledged that it would be useful to identify such areas within the Parish. However, at this stage, the Council are not entirely clear as to what Lewes are looking for and would welcome further explanation from Lewes on what the LAA is, the role of the Parish Council and the implications that the White Paper may impose. The Clerk will invite a representative from Lewes to discuss at next month's meeting.

20/077. To consider quotes received for the cut back of trees on the Council land located near to Furzelea, Cinder Hill. The Council are in receipt of three quotes for work to be carried out to Council owned trees near to Furzelea. It was decided to opt for D. Lillywhite Tree Services. Proposed by Cllr Jordan, seconded by Cllr Millam. All in favour.

20/078. To note Lewes District Council's planning decisions and the results of appeals:

Planning Application	Applicant	Work requested	CPC decision	LDC decision
LW/20/0574	The Barn, Mellifount Farm, Oxbottom Road	Demolition of existing detached store building. Erection of single storey side extension and revised lean-to roof and window layouts	No comment 6/10/20	Permission granted
LW/20/0594	Woodbrooks Farm, South Road, South Common, South Chailey	Conversion of milking parlour into two residential dwellings	Support 6/10/20	Refused. See notes below
LW/20/0474	The Oaks, Lower Station Road, Newick	Extension to and conversion of existing garage to form annex ancillary to main dwelling	Support 6/10/20	Permission granted
LW/20/0391	Chippinge, North Common Road, North Chailey	Extensions to all elevations and erection of a garage	Objected – exceeds the 50% increase of property size. 11/8/20	Permission granted
LW/20/0573	Beadlands, North Common Road, North Chailey	Removal of existing garage/outbuildings and erection of replacement oak framed garage	No objection 6/10/20	Permission granted

LW/20/0594 – Refused permission by Lewes District Council based on the information submitted, it is considered that the proposal does not constitute permitted development as there is insufficient evidence to demonstrate that the dilapidated building could be converted without significant structural support, a new secondary structure, rebuilding and/or a “fresh build” which would go beyond the scope of works reasonably necessary to convert the building to dwellings under Part 3 Class Q1(i) of the General Permitted Development Order 2015.

20/079. Date of next Planning & Environs Committee meeting will be held on Tuesday 1st December 2020 at 7.30pm.