



Chailey Parish Council

www.chailey.org

Minutes

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

Present: Cllr. J. Millam (Chairman).

Cllrs. D. Cowan, D.Cranfield, M. Evans, K. Matthews, P. Olbrich,
J. Tillard.

Public present: One

In attendance: V.Grainger (Clerk).

14/144. Apologies for absence: Cllrs. P. Atkins, S. Avery, J-P. Ellis, S.Griffin.

14/145. Verbal representations by members of the public: None

14/146. Declarations of Interest by Councillors: Cllr. Millam declared an interest in planning application LW/14/0770, as he occupied a neighbouring property.

14/147. Minutes: To agree and sign as a true record the Minutes of the Planning & Environs Committee Meeting held on Tuesday 7th October 2014. The minutes were **Agreed** and signed as a true record.

14/148. Items not on the agenda which the Chair of the meeting is of the opinion should be considered as a matter of urgency: It was confirmed that there were items of correspondence which required urgent attention. These would be considered under item 9. of the agenda.

14/149. Lewes District Council Planning Applications:

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

| Received Date | Response Due Date | Planning Ref No. | Name & Address | Work Requested | CPC Decision |
|---------------|-------------------|------------------|--|---|------------------------|
| 16.10.14 | 8.11.14 | LW/14/0757 | Mr R Webster Pouchlands Farmhouse Mill Lane | Listed Building Consent: Erection of Single storey extension. | No Objection |
| 23.10.14 | 15.11.14 | LW/14/0770 | Christopher Day Associates 2 Leylands Cottages Haywards Heath Road North Chailey | Planning Application: Construction of attached single garage with associated drive and dropped kerb. | Comments see below: |

LW/14/0770 2 Leylands Cottages, Haywards Heath Road, North Chailey

Having declared an interest Cllr. Millam declined to comment. Councillors commented that they had no objection to the construction of a single garage, but objected to the creation of a new access drive onto the highway (A272); as an adequate access drive already exists. It was also noted that the unauthorized signage at the existing driveway entrance (adjoining the highway) had still not been removed.

Initials:

Date:

1

14/150. **Lewes District Council planning decisions and planning appeals and recommendations:** The listing of recent decisions was noted.

14/151. **Consideration of Implementation of Chailey Neighbourhood Plan:**

Cllr. Cranfield outlined that the Council had been reluctant to progress with the development of a Chailey Parish Neighbourhood Plan prior to ascertaining the local support for such a plan; and confirmation that there would be some funding available to meet the costs involved.

LDC Planning Officer Mr J Garside had attended the Council's meeting on 21st October to explain the process and had subsequently confirmed that a grant of up to £7,000 would be made available to the Council to help meet the cost of producing the plan.

Cllr. Cranfield tabled Newick Neighbourhood Plan as a good example of a completed plan. This was considered to be a useful example, as any housing development in Chailey was likely to impact most on the immediate neighbouring Parishes. There was concern about the timing of a Chailey Neighbourhood Plan and how this would synchronise with the Lewes District Core Strategy.

Councillors also expressed concerns about the amount of time which would need to be allocated to the task. It was agreed that the first step would be to designate an area to be included in the Plan; and the second step would be to form a steering group to progress matters.

Cllr. Cranfield proposed that the whole Parish of Chailey should be designated as the Neighbourhood Plan area. This proposal was seconded by Cllr. Evans and unanimously agreed. It was therefore resolved that the Council would proceed to designate Chailey Parish as an area to be covered by a Chailey Parish Neighbourhood Plan.

It was also agreed that the proposed plan area and application form for designation would be considered for approval at the Council's Planning Committee Meeting to be held on 2nd December.

It was further proposed and agreed that those residents expressing an interest in taking part in a steering group would be contacted and invited to attend the Committee meeting in January. Cllr. Cranfield confirmed that he would attend the LDC Local Plan Part 2 - Chailey and Wivelsfield Site Options Meeting which was to be held on 23rd December.

14/152. **Correspondence for Noting and Response:**

The listing of recent correspondence was circulated and noted:

- **LDC Core Strategy Site Allocations Topic Papers-** LDC had asked the Parish Council for clarification of the previous comments it had made regarding the Site Allocations and Development Document. These comments related to Topic Paper 3: Employment - site 7 Bluebell Business Park Sheffield Park. It was confirmed that the Council had intended to indicate that further units on the existing site could be accommodated subject to the access being improved.
- **Consideration of Possible Housing Site Allocation-** A local resident had written to suggest a potential housing development site at North Chailey, which adjoined Chailey Common. The Council was concerned that the land in question adjoined Chailey Common – a local nature reserve. It was confirmed that the site had not been identified in the Lewes District Strategic Housing Land Availability Assessment, as part of Lewes District Council's Core Strategy for the area. It was **agreed** that the resident should be advised to contact Lewes District Council Planning Department for pre- application advice.
- **Urbanista Consultation- Housing site allocation Oxbottom Lane:** Councillors had received letters advising of a public consultation meeting which was to be held in the Village Hall; regarding the proposed housing development of some 37 houses at Oxbottom Lane, North Chailey. Although the Council had not been consulted specifically as the application was at a pre-application stage, Councillors **agreed** to attend the meeting and make their views known.
- **Chailey Commons LNR Agreement- response from LDC-** The response from LDC Officer Ms G Marston had been circulated for Councillors consideration.

Councillors were concerned that the response did not provide a thorough answer to its questions; and it was uncertain how Lewes District Council had resolved not to continue to participate in a long standing agreement. Cllr. Cranfield confirmed that it had been agreed that a Freedom of Information Act request be made to LDC.

14/153. Items for Information and Future Discussion:

- **Chailey Sports Club-** It was advised that no confirmation had been received regarding the Sports Club building insurance. As a matter of urgency, the Clerk was requested to ascertain if the building was insured; and if not insured to arrange immediate cover through the Council's own insurance. The Clerk was requested to report to the next Full Council meeting the cost of the insurance, should this be necessary.
- **Cllr. Millam** reported that tree debris left at Rowheath would be cleared by himself and Cllr. Olbrich and deposited for use at the Chailey Bonfire event.

14/154. Risk Implications including Implications to Crime and Disorder Act 1998 Section 17:
None.

14/155. Date of next Planning & Environs Committee Meeting:

Tuesday 2nd December 2014, Urgent Planning Matters Tuesday 18th November 2014.
The meeting closed at 9.09 p.m.

Signed:

Date:

Chairman