



# Chailey Parish Council

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## Minutes

A Meeting of the Chailey Planning and Environs Committee was held on Tuesday 7<sup>th</sup> January 2014 in the Reading Room, Chailey Green, commencing at 7.30pm.

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

Cllrs. P. Atkins, D.Cranfield, S.Griffin, P. Olbrich, J. Tillard.

**Public present:** 4 (for part of meeting).

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

14/1. **Apologies for absence:** Cllrs. D. Cowan, J-P. Ellis, M.Evans,

14/2. **Verbal representations by members of the public:**

Planning application **LW/13/0768 Bineham Park Farm:**

The applicant and the applicant's agent Mr P Rainier were present to answer any questions relating to this application. Mr Rainier explained that a similar previous application had been recommended for refusal. It was therefore agreed following discussion with the LDC Planning Officer; that the previous application would be withdrawn and a section 73A retrospective application submitted. The previous application met objections by the Parish Council on the grounds that a new dwelling was being created in the countryside. This was not the case. The building had been converted from a stable to a residential annex used by individual family members or employees of the family. The annex had bedrooms, showers, kitchen and living space, but no linking passageway to the main building. The application was seeking approval to formalise the status quo.

14/3. **Declarations of Interest by Councillors:**

Cllr Tillard declared an interest regarding Agenda item 8: LDC Site Allocations and Development Management. It was **agreed** that this matter would be considered as the last agenda item, Cllr. Tillard agreed to leave the meeting at this point. Cllr. Cranfield declared an interest in item 6. Planning Application LW/13/0768 Bineham Park Farm.

14/4. **Minutes: To agree and sign as a true record the Minutes of the Planning & Environs Committee Meeting held on Tuesday 3<sup>rd</sup> December 2013 and the Urgent Planning Matters Meeting held on 17<sup>th</sup> December.** The minutes were **Agreed** and signed as a true record. (Council resolution: 14/300/301).

14/5. **Items not on the agenda which the Chair of the meeting is of the opinion should be considered as a matter of urgency:** None.

14/6. **Lewes District Council Planning Application:**

Having declared an interest Cllr. Cranfield did not take part in the discussion for this item. The Planning application presented was duly considered by members and the following response was agreed:

Received	Due	Planning	Name & Address	Work Requested	CPC
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Initials:

Date:

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Date	Date	Ref No.			Decision
28.12.13	10.1.14	LW/13/0768	<b>Mr S Vaughan Bineham Park Farm East Grinstead Road North Chailey</b>	<b>Planning Application:</b> Section 73A retrospective application for the continued use of the annexe as a separate dwelling house without complying with condition 2 of LW/94/0945	<b>No objection</b>

14/7. **Lewes District Council planning decisions and planning appeals and recommendations:** There were no recent decisions to report.

14/8. **Correspondence for Noting and Response:**

The listing of recent correspondence was circulated and noted:

- Cllr. Cranfield confirmed that he would attend the Sussex Association of Local Councils - East Sussex Planning Training session on 26<sup>th</sup> February 2014.
- Councillors noted a request to view title deeds which were in held by the Council's Solicitors. The Clerk would refer to Solicitors and advise further.

14/9. **Items for Information and Future Discussion:**

- The Clerk provided an update on various tree works following the recent storms.
- The Clerk advised that emergency contact numbers had been updated to the Parish Council web site.
- It was **agreed** that Councillor's positions of responsibility would be reviewed at the next Full Council Meeting

14/10. **Risk Implications including Implications to Crime and Disorder Act 1998 Section 17:** None.

14/11. **Response to LDC Site Allocations and Development Management Document (Local Plan Part 2), Issues and Options Topic Papers.**

8.35 p.m. having declared an interest in this item, Cllr. Tillard left the meeting at this point and did not take part in the discussion.

The Parish Council had been invited to comment on Lewes District Council's site allocations for future development which were set out in option topic papers. Individual Councillors had agreed to review particular topic papers and the suggested responses made by Cllrs. Evans, Atkins and Cranfield had been circulated. The Councillors had also received comments from local residents Mr Barnes, Mr Thwaites and Mrs Seccombe. Cllr. Cranfield read out the suggested response with regard to Housing, and the comments made by Cllr. Evans on infrastructure; and Cllr. Olbrich added his comments regarding employment. The response to Lewes District Council was agreed as follows:

**Topic Paper 2: Housing**

*As stated in our responses to previous consultations, the Parish Council regards Chailey as one, dispersed settlement, rather than two separate settlements; any proposals should reflect this. The Parish Council notes that the Joint Core Strategy makes provision for 30 net additional units in North Chailey and a further 10 in South Chailey. We would prefer this allocation to be 40 units in total, across the parish.*

*The Parish Council notes with concern that all sites previously identified in the Strategic Housing and Land Availability Assessment (SHLAA), some of which are in the Council's opinion highly speculative, are included in the site allocation options, with a total of 127 units (excluding duplicated sites) identified within the parish. Many of these sites were considered by Lewes District Council to be unsuitable for development, but have now been assessed more positively. The Parish Council would comment on the individual sites as follows (please note the site options are listed in a more logical order than presented in the Site Allocations document):*

## **2. Land Fronting Mill Lane, South Chailey – CH/A01**

*The Parish Council agrees with the assessment of this site. Please note the library mentioned is a mobile library, which visits South Chailey once a month.*

## **6. Chailey Brickworks – CH/A05**

*While there may be potential for housing, the Parish Council is of the view that the existing policy of granting permission for B1 and B2 use, should brick making cease on the site, remains the most appropriate; or in the alternative the site should be mixed use.*

## **9. Land at Layden Hall – CH/A08**

*Under the previous SHLAA, this site was identified as unsuitable for development. The Parish Council is concerned that the site is immediately opposite Chailey Common LNR and would be unacceptable ribbon development south along the A275.*

## **4. Land at Glendene Farm, Station Road, North Chailey – CH/A03**

*The site slopes steeply and, while outside the planning boundary, represents a logical infill development, at the number of units suggested.*

*There has been local concern over sewerage provision, so this aspect of the infrastructure would need to be considered.*

*The Parish Council is concerned as to the suitability of access onto the A272, which at this point has a 50mph speed limit.*

## **3. Land South of Station Road – CH/A02**

## **5. Land at Oxbottom Lane, Newick – CH/A04**

## **7. Land South of Fairseat, Station Road – CH/A06**

## **8. Land at Oxbottom Lane and Fairseat House – CH/A07**

*The Parish Council has considered the site allocations CH/A02, CH/A04, CH/A06 and CH/A07 together. The three site allocation options CH/A04, CH/A06 and CH/A07 represent a maximum of 35 units, with a further 20 units cited for CH/A02. The Parish Council regards this development, which is outside the planning boundary, as not sustainable and as overdevelopment. The proposed scale and density are contrary to the guidance in the National Planning Policy Framework (NPPF), paragraph 59, which states: ‘Design policies... should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally’.*

*The Parish Council is concerned that the undeveloped gap between Chailey and Newick would be eroded if these sites were to be developed, resulting in ribbon development along the A272, joining the settlements of North Chailey and Newick. This is contrary to the desire to retain and enhance the distinctive character and identity of Low weald villages, as stated in the proposed Core Strategy.*

*With poor public transport – an infrequent bus service – most travel will be by private car and the Parish Council is concerned the traffic movements generated from the development of these sites would be totally unsustainable. We assume access from sites CH/A04 and CH/A06, or the combined CH/A07 would be via Oxbottom Lane, joining the A272 at the existing junction, or, worse still, routing via Cinder Hill south to the A275. Access to both the A272 and A275 at peak times is currently very difficult and with the proposed additional traffic flows this is likely to create severe congestion. The country lanes affected are not suitable to carry the additional traffic that will be created.*

*Please note that the land at Oxbottom Lane is in Chailey parish, not Newick.*

### **Additional Comments Regarding Housing**

*The Parish Council is concerned as to the impact on Chailey Common LNR of the significant development proposed outside Lewes District – the pressure arises not so much from the Lewes District coastal strip as from West Sussex (Burgess Hill, Haywards Heath). The Parish Council would like to know what steps are being taken to include recreational areas within the huge developments planned.*

*Similarly, the Parish Council notes there is little mention of the infrastructure required to support the proposed housing development within Lewes District.*

### **Topic Paper 3: Employment**

*Chailey Parish Council is of the view that the three sites identified: **Site 5 – Chailey Brickworks, Site 6 Hamsey Brickworks and Site 7 Woodgate Dairy, Sheffield Park** should be retained for future business use.*

*The Council is also of the view that further business use premises could be developed at Bluebell Business Park, Sheffield Park subject to access issues being resolved; and that the use of redundant farm buildings for business use should be supported.*

### **Topic Paper 4: Infrastructure**

**The infrastructure needs of the District: Infrastructure Delivery Plan**

**Travel:** the Government expects authorities to reduce the need to travel by promoting development in sustainable locations. The Local Plan has an important role to play in taking a spatial approach to improving accessibility and improving the attractiveness of alternative modes of transport to the car. Pedestrian and cycle routes should be safe and provide an enjoyable and practical alternative to car use. Appropriate infrastructure for walking and cycling should be built into all new developments, with opportunities taken to enhance and extend the rights of way network for recreational use.

**Chailey Parish:** The Parish Council reiterates that Chailey should be treated as a single dispersed settlement not two (or three) separate villages. There is therefore a need of infrastructure which supports pedestrian and cycle use; linking North Chailey, Chailey Green and South Chailey. This should include. :

- Installation of a Pedestrian crossing at Mill Lane
- A foot and/or cycle path to link the Village (The Kings Head Public House to The Five Bells Public House).

**Health:** There are 546 residential care places and 406 nursing care places in the District, a lower than average provision compared with England as a whole. The majority of places are located in Lewes and the coastal towns. There is generally a lack of rural provision, although 137 nursing care places are located in Ditchling Parish. The District currently has no specialist self-contained accommodation for older people with learning disabilities or dementia. The Parish Council is already familiar with the case for Gradwell Park where need was largely expressed in response to this statistic.

**Chailey Parish:** It is accepted that there is a need for accommodation for older people, provided that this is developed in the right location.

There is also a general need to promote healthy exercise by providing:

- A fit for purpose Sports ground and Sports Pavilion.
- Recreational space with good pedestrian and cycle access.

**Utilities (Electricity, Water, Gas):** It is understood that it is unlikely that the distribution of new housing growth in the District will create a capacity issue for the National Grid given the scale of the electricity transmission network. The position of Gas and Water supply is unclear until the scale of any development becomes clear and existing plans confirmed as sufficient to cope.

**Newick Parish Identification of SANGS site:**

As a neighbouring Parish to Newick, Chailey Parish Council has identified the potential pressure of additional Housing development on the use of Chailey Commons (a SSSI) for recreational use. The Sports Field at North Chailey is also presently used by Newick residents. Chailey Parish has not presently identified any other suitable SANGS site.

Councillors noted that no suitable gypsy/traveller sites had been identified in Chailey. It was **agreed** that future development and a Chailey Parish Neighbourhood Plan would be the key topic for the Annual Parish meeting to be held in April. Councillors agreed to review the comments made and advise the Clerk of any amendments. The Clerk agreed to collate the responses into one document and submit the comments to Lewes District Council by 17<sup>th</sup> January which was the closing date for comments.

- 14/12. **Date of next Planning & Environs Committee Meeting:** Tuesday 4<sup>th</sup> February 2014 and Urgent Planning Matters Tuesday 21<sup>st</sup> January 2014.  
The meeting closed at 8.52 p.m.

**Signed:**

**Date:**

**Chairman**