



Chailey Parish Council

Minutes

A meeting of Members of the Chailey Parish Council Planning & Environs Committee was held on Tuesday 1st September 2015 in the Reading Room, Chailey Green commencing at 7.30 pm.

Present: Cllr P Olbrich, (Chairman for items 15/87 to 15/93)
Cllr. J. Millam, (Chairman for items 15/94 onwards)
Cllrs. S. Avery, R Barnard, M. Evans, K. Matthews, P. O'Connor, A. Scott

Public present: Four
In attendance: S Treharne (Clerk)

15/87. Apologies for absence: apologies had been received from Cllr. P Atkins. Cllr Millam had indicated that he would be unable to be present at the start of the meeting and it was agreed that Cllr Olbrich would act as Chairman of the meeting pro-tem.

15/88. Verbal representations by members of the public: to accommodate members of the public present, it was agreed that item 11 on the agenda would be taken under this heading.

Representatives from Reside Developments Ltd, the developers involved with the planning application to develop the site of the former Glendene Fruit Farm ("Glendene"), briefly outlined the history of the proposal. They confirmed that, if the development proceeded, Reside would remain as developer.

Cllr Evans welcomed Reside's interest in doing something for the village. However, whilst he understood why those living near Glendene (who had responded to approaches made by Reside) would be in favour of establishing a road crossing in that area, this was not a priority for the Council. Reside confirmed that providing a crossing has been suggested by Cllr Davy (District Councillor) and had been discussed with the Planning Officer at Lewes District Council. Cllr Evans pointed out that Glendene is closer to Chailey School than it is to Newick School. He considered that the priorities for the Council are currently a crossing in South Chailey and the provision of play facilities and/or sports and recreation in Chailey Parish.

A discussion took place about how monies that might become available following any development at Glendene might be used. It was noted that such monies would normally be spent on a project related to Glendene and its location. However, Councillors did not agree with Lewes District Council's tendency to divide Chailey Parish into separate parts: Chailey is one Parish.

The lack of any affordable housing in the current proposals was discussed. It was noted that, as the proposal was for 10 dwellings, there would be no requirement to provide affordable housing, but Councillors considered that there was a need for such housing in Chailey. Reside confirmed that including affordable housing in the development would have a significant impact on its financial viability.

Cllr Scott agreed with Cllr Evans and enquired whether any consideration had been given to the new "self-build" provisions. Reside considered that it was very early days for these new provisions and time would tell whether the Government's announcement would result in action on the ground.

Reside were asked whether they regarded any money it was agreed would be made available by them as their money or Lewes District Council's money. Reside confirmed that they care about how any available money would be spent. They had listened to what had been said about the Council's priorities for the village and were keen to help ensure that the money was spent where it would have most impact. They would consider what they had learned at the meeting and would take this forward in future discussions with the Planning Officer.

Cllr Olbrich confirmed that Councillors will need to consider this further. It was agreed that the Clerk should draft a letter to Lewes District Council recording the Parish Council's views and send this to Cllrs Millam and Olbrich for their comments.

15/89. Declarations of Interest by Councillors: Cllr Avery declared an interest as a member of the Oxbottom Lane Traffic and Housing Group in relation to planning application LW/15/0299.

15/90. Items not on the agenda considered as a matter of urgency: None

15/91. Approval of minutes: the minutes of the meetings of the Planning & Environs Committee held on 7th July 2015 and the meeting of the Planning & Environs Committee (Urgent Planning Matters) held on 21st July 2015 were approved and signed by the Chairman

15.92. Update from the Neighbourhood Plan Steering Group ("the Group"): members of the Group gave an update on the Neighbourhood Plan. Good progress is being made and a number of residents are volunteering to help. The next step is to send a survey to all residents in order to determine what residents really want. The survey, which it is intended will be answered by residents individually rather than collectively as households, will be distributed with the October edition of Chailey News and extra copies will be made available round the village, as will collection points for completed surveys.

The draft survey was discussed. This has been developed with Lewes District Council and adopts best practice followed by other Councils. It is a first step and hopefully will provide the information necessary for the Group to move to the next phase, which will be to form task groups to do the detailed work. The extent to which residents participate will be crucial, as this will help to demonstrate to Lewes District Council and in due course the Independent Examiner the extent to which residents are engaged with the process. There may well be later surveys/questionnaires aimed at specific parts of the community, for example businesses and young people.

The costs of producing the survey were discussed. Grants to meet costs associated with Neighbourhood Plans are available, but detailed budgets are required and the expenditure for which any grant is given has to be made within a defined period. Grants can only be applied for in whole thousands of pounds. The Group is not in a position to prepare a detailed budget because the level of response to the survey is not known and therefore the subsequent direction of travel by the Group is not known. A request was made for the Council to meet the costs of the initial survey, estimated at £450 to £500. Cllr Avery proposed and Cllr Barnard seconded a proposal that the Council should make up to £500 available to meet the costs. This was agreed the draft survey was approved without amendment.

15.93. The co-option of Councillors: the Clerk referred to the note circulated with the agenda. He explained that advice received from SSALC was that the Council had missed a brief window of opportunity after the election in May to co-opt additional Councillors without giving residents the opportunity to call for an election to fill the vacancies. It followed that the two Councillors recently co-opted (Cllrs O'Connor and Atkins) may not properly be in office and the proposed co-option of Cllr Scott should not take place until the position is clarified. The Clerk explained that, since preparing his note, he had contacted Lewes District Council and their advice was that there was no need to give residents the opportunity to call an election and that co-option could proceed as the Council has done. The Clerk will clarify the position as soon as possible to ensure that the correct process has been or is followed.

It was agreed that, in the interim, Cllr O'Connor, Cllr Atkins and Mr Scott would be invited to attend meetings of the Full Council and of the Planning & Environs Committee and to participate in discussions. They would not however vote on resolutions or otherwise take part in making decisions.

15/94. Lewes District Council planning applications: Cllr Millam joined the meeting and took the chair. The following planning applications were considered by Councillors and the following responses were agreed:

Planning Ref No.	Name and Address of Applicant	Work Requested:	Decision
LW/15/0299 READVERTISEMENT	Mr S Stevens Scholars House 60 College Road Maidstone ME15 6SJ	Land West of Oxbottom Lane, Newick Outline Planning Application - residential development of 30 family and affordable homes including access on Oxbottom Lane and associated landscaping, open spaces, pedestrian cycle links and ancillary development	<u>Objections</u> See comments below
LW/15/0636	Bevingdean Limited c/o DMH Stallard LLP Gainsborough House Pegler Way Crawley RH11 7FZ	Bevingdean, East Grinstead Road, North Chailey Planning Application – alterations and extensions to existing dwelling and erection of two, five bed dwellings with associated access and parking.	<u>Objections</u> See comments below
LW/15/0650	Mr P Barden Little Lodge Lane End Common North Chailey BN8 4JH	Little Lodge, Lane End Common Planning Application – demolition of existing concrete garage and timber log store and erection or replacement timber framed open fronted garage and integral log store	<u>Support</u>
LW/15/0658	Mr J Skraba Leighwood House Leighwood Farm Haywards Heath Road North Chailey BN8 4DT	Leighwood House, Leighwood Farm Planning Application – conversion of former agricultural barn into C3 dwelling and extension (resubmission of previously withdrawn application LW/15/0155)	<u>Support</u>

Comments and notes:

LW/15/0299: Councillors were pleased to note the reduction in the overall number of dwellings from 33 to 30. They were also pleased to note that the provision for affordable homes has increased to 12, representing 40% of the total. However, Councillors also noted that none of the detailed objections sent to Lewes District Council in an email dated 29 May 2015 has been addressed to any significant extent or at all.

LW/15/0636: in the view of Councillors, the erection of the two new large dwellings would represent an overdevelopment of the site. Councillors also considered that the proposed new dwellings would be out of keeping with the existing turn of the 20th century dwelling.

15/95. Tree works at St John’s Close, Mill Lane, South Chailey (TW/15/0057) and 2 Manor Court, St Georges, Mill Lane, North Chailey (TW/15/0053): The Clerk reported that these applications had been received during August and the time allowed for comments had passed. Whilst application TW/15/0053 had been approved by Lewes District Council, application TW/15/0057 remained under consideration and he could send comments out of time. Councillors agreed that, as the Tree Officer at Lewes District Council is involved and they were content for him to determine the application, no comments should be sent.

15/96. Lewes District Council Planning Decisions, planning appeals and recommendations:
the following decisions were noted:

LW/15/0048 and 49 Tutts Farm, Ridgeland Lane Erection of extension	-	Granted
LW/15/0292 Tompkins Farm Development of solar farm	-	Refused
LW/15/0389 Hillside, Station Road Creation of new highway access	-	Granted
LW/15/0440 Woodside, Cinder Hill Replacement garage and store	-	Granted
LW/15/0427 Furzeley Farm Markstakes Lane Demolition of garage & erection of garage/pool House with accommodation over	-	Granted
LW/15/0491 Land adjacent to Alverstone House Haywards Heath Road Erection of 4 bed house	-	Refused
LW/15/0556 The Calf Pen and the Bull Pen, Wivelsden Farmhouse Certificate of lawful use as separate dwellings	-	Granted
LW/15/0058 Ranheim, Hazeldene Lane Extension, garage and porch	-	Withdrawn

15/97. Date of next Planning & Environs Committee meeting: Tuesday 6TH October 2015 at 7.30 pm in the Reading Room, Chailey Green.

Signed: *J Millam*

Chairman

Date: *6th October 2015*