



# Chailey Parish Council

## Minutes

**A meeting of Members of the Chailey Parish Council Planning & Environs Committee was held on Tuesday 6<sup>th</sup> October 2015 in the Reading Room, Chailey Green commencing at 7.30 pm.**

**Present:** Cllr. J. Millam, (Chairman)  
Cllrs. P. Atkins, R. Barnard, M. Evans, K. Jordan, K. Matthews, P.O'Conor, A Scott  
(from item 15/113 onwards)

**Public present:** None

**In attendance:** S Trehame (Clerk)

**15/105 Apologies for absence:** apologies received from Cllrs S Avery and P Olbrich

**15/106 Verbal representations by members of the public:** None

**15/107 Declarations of Interest by Councillors:** Cllr Evans advised the meeting that he lives in the vicinity of Westland Cottage (planning application LW/15/0677). It was agreed that this did not preclude him from participating when this application was considered.

**15/108 Items not on the agenda considered as a matter of urgency:**

**Ditches adjacent to Arkles West Cottage, Redhouse Common:** the Clerk reported that an e mail had been received asking for the ditches to be cleared. Cllr Millam agreed to visit the householder to see what needs to be done.

**Chailey Sports Association:** Cllr O'Conor reported that a meeting had been held with representatives from the Sports Club and referred Councillors to the note of that meeting. The meeting had been positive and a way forward mapped out. The Clerk reported that he had contacted the Council's solicitors, but nothing could be done in legal terms until the Club had confirmed that the Trustees named in the lease had been brought up to date with recent developments.

**15/109 Approval of minutes:** the minutes of the meetings of the Planning & Environs Committee held on 1<sup>st</sup> September 2015 and the meeting of the Planning & Environs Committee (Urgent Planning Matters) held on 15<sup>th</sup> September 2015 were approved unanimously and signed by the Chairman.

**15/110 The co-option of Councillors:** The Clerk reminded Councillors that, following the receipt of applications from Mr Alan Scott and Mr Ken Jordan, resolutions had already been passed agreeing that they should both join the Council as co-opted members. Mr Jordan was welcomed to the meeting and, having completed his Register of Interests and Declaration of Acceptance of Office, was welcomed as a Councillor.

Mr Scott joined the meeting at item 9 on the agenda (see 15/113 below). Having completed his Register of Interests and Declaration of Acceptance of Office, Mr Scott was welcomed as a Councillor at that point in the meeting.

The Clerk reported that nothing further had been heard from Ms Harrison. Cllr Millam handed to the Clerk an application from another person interested in joining the Council. It was agreed unanimously that a decision about whom to co-opt to fill the final vacancy would be taken at the next meeting of the Full Council.

**15/111 Site allocation and the Neighbourhood Plan:** Cllr Evans reported that an email had been received from Lewes District Council asking whether there had been any change in the

Council's prior decision to accept the potential development sites identified by Lewes District Council in the Strategic Housing Land Availability Assessment ("SHLAA") and not itself to seek out and identify sites. Cllr Jordan pointed that there are two issues which might give rise to the need to reconsider the earlier decision. The first arises from a mismatch between the forward dates to which the SHLAA currently looks (2020) and the proposed Neighbourhood Plan's horizon (2030). The second, potentially, is the information that may come out of the consultation exercises (including the village survey currently underway). After discussion, it was agreed unanimously not to reconsider the earlier decision and to continue to look to the SHLAA as the means of identifying sites in Chailey. The possible need to reconsider in view of the mismatch in dates was noted.

**15/112 Lewes District Council planning applications:** 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/15/0677	Mr S Hampton Westland Cottage East Grinstead Road North Chailey BN8 4JB	Westland Cottage, East Grinstead Road Planning Application: erection of a single storey attached barn and garden room, together with associated hard and soft landscaping works.	<u>Decline to comment</u>  See comments below
LW/15/0762	Mrs M Durnford Highbury Farm Ltd Markstakes Lane South Chailey BN8 4BS	Highbury Farm, Markstakes Lane Application for Prior Notification: erection of a steel framed building.	<u>No comments</u>
LW/15/0753	Mr & Mrs K Harvey Danesfield House 1 Warrenwood North Chailey BN8 4JR	Danesfield House, 1 Warrenwood Planning application: existing garage converted into snooker room with new windows and new brick piers & gates to front drive.	<u>No objections</u>

**Comments:**

**LW/15/0677:** Councillors declined to comment because in their view drawings A1.01, A1.02 and A1.03 were incomplete and therefore misleading. The drawings contain significant omissions in that a building, believed to be a substantial garage with a room or rooms over, adjacent to the south east of the main dwelling, and a horse walking facility located to the south east of the omitted garage, are not shown on the three plans. Councillors believe that the provision of correct plans showing the locations of the garage and horse walking facility are important to the proper consideration of this application.

**15/113 Lewes District Council planning decisions, planning appeals and recommendations:** the following decisions were noted:

LW/15/0558	2 Oaklands Cottages, North Common. Extension	Granted
TW/15/0057	St John's Close, South Chailey. Tree works	Approved
LW/15/0650	Little Lodge, Lane End Common. Demolition of existing garage and store and erection of replacement open fronted garage and store	Granted
LW/15/0658	Leighwood Farm, Haywards Heath Road. Conversion of barn into dwelling and extension	Granted
LW/15/0668	Rosedene, Hazeldene Lane: demolition of conservatory and erection of rear extension and entrance porch	Granted

The Clerk reported that notice of an appeal had been received relating to the refusal by Lewes District Council to grant Prior Approval for the conversion of an outbuilding to a dwelling at Warrenorth Farm, East Grinstead Road, North Chailey (reference LW/15/0196).

This was not an application on which the Parish Council was originally consulted as it is a Prior Approval and there is no opportunity for the Parish Council to comment as part of the appeal process. Councillors noted the Appeal.

**15/114 Correspondence with Lewes District Council concerning play provision in Chailey:**

Councillors considered a draft of a letter to be sent to Lewes District Council about the provision of play provision in Chailey. The Clerk reported that he had now received details of the existing provision and these were confirmed as being correct. The Clerk was asked to insert these details into the draft letter, to add a reference to the village survey currently in hand (which touches on play and recreation provision) and to send the letter to Lewes District Council.

**15/115 Proposed signage for the 50mph limit between Scaynes Hill and North Chailey:**

the Clerk reported that Councillors were being asked to agree to the proposed signage to be placed along the A272 as part of the introduction of the new 50mph limit. Cllr Evans clarified that the request was to the Council as landowner and drew Councillors' attention to the additional signs to be placed outside Chailey Heritage which have been added to the scheme at the Council's request. Cllr O'Connor queried whether it is necessary for so many signs to be erected and thought that it would be preferable to paint roundels on the carriageway. Cllr Millam drew attention to the proposed positioning of a sign to the east of the junction of Beggars Wood Road and the A272 and expressed concern that this might further hinder sight lines at this difficult junction. After discussion it was agreed unanimously that the Council had no objection to what is proposed, but that the issues raised by Cllrs O'Connor and Millam should be drawn to the attention of Lewes District Council for their consideration. Cllr Evans agreed to write accordingly to Lewes District Council.

**15/116 Date of next Planning & Environs Committee meeting:** Tuesday 3<sup>rd</sup> November 2015 at 7.30 pm in the Reading Room, Chailey Green.

Signed: *J Millam*  
Chairman

Date: *3<sup>rd</sup> November 2015*