



Chailey Parish Council

Minutes

A meeting of Members of the Chailey Parish Council Planning & Environs Committee (Urgent Planning Matters) was held on Tuesday 21st July 2015 in the Reading Room, Chailey Green commencing at 7.00 pm.

Present: Cllr. J. Millam, (Chairman).
Cllrs. S. Avery, M. Evans, K. Matthews, P. Olbrich, P. Atkins, P O'Conor.

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

15/80. Apologies: None

15/81. Verbal representations by members of the public: Mr Meeks spoke to the meeting and answered questions in relation to planning application number LW/15/0558.

15/82. Declarations of Interest by Councillors: Cllr Millam declared an interest in relation to planning application LW/15/0550 and it was agreed that Cllr Olbrich would take the chair when this application was considered. Cllrs Millam, Olbrich and O'Conor declared interests in relation to item 6 on the agenda (Tompkins Farm) and it was agreed that Cllr Evans would take the chair for this item.

15/83. Items not on the agenda considered as a matter of urgency:

New Councillor: Cllr Millam proposed (seconded by Cllr. Olbrich) that Mr Philip O'Conor should be co-opted as a member of the Council. This was agreed and Mr O'Conor was welcomed as a member of the Council.

15/84. 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/15/0558	Gainsborough Property Developments Ltd 1 The Ricks London Road Balcombe RH17 6HS	2 Oaklands Cottages, North Common Road, North Chailey. Planning Application – two storey side extension	<u>No objections</u> See comments below
LW/15/0556	Mr B Brockbank Wivelsden Farm House North Common Road North Chailey BN8 4EH	The Calf Pen & The Bull Pen, Wivelsden Farmhouse, North Chailey. Certificate of Lawful Use/Dev (Existing) – the occupation of The Bull Pen and The Calf Pen as two separate dwellings	<u>No comments</u> See note below
LW/15/0550	Reside Developments Limited The Dutch House 1342-134 High Street Dorking RH4 1BG	Glendene Fruit Farm, Station Road, North Chailey. Outline Planning Application – redevelopment of the site to provide 10 residential dwellings with all matters reserved except for access	<u>Objections</u> See comments below

Comments and notes:

Initials:
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Date:

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LW/15/0558: Whilst not objecting to the application, Councillors considered that the proposed extension could be over-large and runs the risk that the characteristic of the existing cottage will be lost. Any extension should be handled sensitively, should be in balance with the adjoining property and in keeping with the location which overlooks and is visible from common land and an area of SSSI. Councillors considered that a condition of any permission granted should be that the windows at the property concerned should match those of the adjoining cottage.

LW/15/0558: Councillors had no information or evidence further to that given in the planning papers provided and considered that they were unable to comment.

LW/15/0550: Councillors considered that an exclusive development of 10 executive style houses, out of keeping with its immediate surroundings, is not what is currently needed in Chailey. There is a requirement for more affordable smaller/starter homes and any development on the site should include (substantial) provision for such dwellings.

15/85 Developments in relation to Tompkins Farm LW/15/0292: The Clerk reported that the application is due to be considered by Lewes District Council's Planning Committee at a meeting on 29th July 2015. He understood that the Parish Council would be afforded an opportunity to speak at that meeting. Cllr Evans confirmed that, as a statutory consultee, the Council could speak for up to 5 minutes.

The Clerk reported that an extensive Planning Officer's report has been prepared and is now available on the District Council's website. The report includes a recommendation that the application should be approved, subject to a long list of conditions.

A full discussion took place about whether the Council should attend the meeting and speak. It was noted that the comments and objections made previously by the Council were reported in full in the Planning Officer's report and therefore there might be little point in attending simply to repeat these. However, the meeting concluded that it would be right for the Council to represent the views of parishioners and it was therefore decided that a representative from the Council should attend the meeting in Lewes.

Cllr Evans confirmed that, subject to checking his diary, he would be willing to represent the Council at the planning meeting. This was agreed, and Cllr Evans will prepare a draft of a script and circulate this by email to Councillors for comment and approval.

15/86. Date of next Planning & Environs Committee meeting: Tuesday 1st September 2015.

The Clerk reminded Councillors that there is a date already in the calendar (18th August 2015) on which a meeting of the Planning & Environs Committee (Urgent Planning Matters) could be held if required. The Clerk advised that he was currently aware of only one application that had not been considered by Councillors. He did not yet have the papers but representations will be required by 14th August 2015. The Clerk was asked to circulate the papers, when received, to Cllrs Millam and Olbrich for their consideration.

Signed: P Olbrich

Chairman

Date: 1st September 2015