



Chailey Parish Council

Minutes

A meeting of Members of the Chailey Parish Council Planning & Environs Committee was held on Tuesday 3rd November 2015 in the Reading Room, Chailey Green commencing at 7.30 pm.

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

Public present: One

In attendance: S Treharne (Clerk)

15/123 Apologies for absence: apologies received from Cllr, R Barnard

15/124 Verbal representations by members of the public: None

15/125 Declarations of Interest by Councillors: Cllr Millam declared an interest in relation to planning application LW/15/0780 and said that he would step aside when that application was considered, ask Cllr Olbrich to take the chair and not participate in the decision.

15/126 Items not on the agenda considered as a matter of urgency:

Consultation by the Boundary Commission: the Clerk informed Councillors that, following this matter being before Councillors on 20th October 2015, his attention had been drawn to a report prepared by a working party at Lewes District Council ("LDC") which recommended that the existing ward of Chailey & Wivelsfield ("C&W") should be divided and that Chailey should instead be joined with Barcombe & Hamsey ("B&H") to create a new ward called Chailey, Barcombe & Hamsey ("CB&H"). Wivelsfield ("W") would then constitute a ward by itself.

The Clerk explained that the working party had recommended the change because of the need to equalise the number of electors represented by each District Councillor ("DC"). This requirement is one of three factors to be taken into account by law by the Local Government Boundary Commission ("the LGBC") when making decisions as to whether changes were necessary. The two other factors which are required to be considered are the interests and identities of local communities and the need for electoral arrangements to provide for effective and convenient local government. The Clerk reported that the working party's focus was exclusively on the numbers and no regard appears to have been given to the two other factors.

The Clerk reported that an extraordinary meeting of LDC is to take place on 9th November 2015 at which the working party's report will be considered. Indications given by LDC are that whilst the public is able to attend, no public comments will be entertained. LDC's only suggestion (made in correspondence with Cllr Sharon Davy) had been that Chailey should make its own representations to the LGBC.

The Clerk referred Councillors to the schedules prepared by him. The main points arising were (1) C&W is forecast to have a 20% increase in electors by 2021 but there is no indication where this figure has come from; (2) if there is no change, C&W will have significantly more (by a factor of 20%) electors per DC than the average and B&H will have 13% under the average; and (3) if the change is made, W is forecast to have just 2% over the average and the new CB&H 13% over the average. The Clerk explained that a variance of up to 10% was deemed acceptable, and therefore the 13% over the average in the new CB&H was too high. However, the working party at LDC had concluded that there was no viable alternative if Parish boundaries were to be respected.

Cllr Davy, who is against the change and who is supported in her opposition by Cllr Isabelle Linington (DC for B&H), had hoped to attend this meeting but had been unable to do so. However, she had sent a statement setting out why she and Cllr Linington believed that the interests of Chailey lay more with W than with B&H. The Clerk read this statement to the meeting.

The statement from Cllr Davy and the working party's proposal were discussed by Councillors. Councillors thought that the forecast increase in the number of Chailey electors was too high, particularly when compared for example with the equivalent figure for Newick. If the forecast for Chailey was too high and a lower more realistic figure was substituted, the perceived need to change the ward boundaries on the figures alone would lessen. Cllr Jordan suggested that the forecast increase in electors would, if the average number of electors per household were to remain constant, require over 200 new homes to be built in Chailey. He also pointed out that there was no evidence, from early analysis of the neighbourhood plan questionnaires, that Chailey residents have any affinity with B&H.

Councillors considered that some of the statements made by Cllr Davy in her statement would need to be supported by direct evidence. However, Councillors supported Cllr Davy's opposition and considered that the existing ward structure should be maintained.

Cllr Evans proposed and Cllr Jordan seconded a motion that the Council should make a submission to the LGBC setting out the case for the existing ward structure to be retained. This was agreed unanimously. The Clerk informed the meeting that the submission would need to be made via the LGBC's website in the required manner by 30th November 2015.

Rough Sleeper Survey: the Clerk reminded Councillors of the email circulated by him asking the Council to take part in a survey of people sleeping rough over the night of 3rd/4th November 2015. The request had been sent to a wide variety of organisations and therefore all that was required was for the Council to respond on its own behalf. All Councillors confirmed that they were unaware, and had not heard, of anyone sleeping rough in the Parish.

Parkrun: the Clerk reported that he had an approach had been made to The Commons Society suggesting that the common land in the Parish might be used to create a Parkrun. These were believed to be regular "fun runs" designed for all ages and abilities held in parks and similar pleasant surroundings.

Cllr Jordan said that one of the themes emerging from the neighbourhood plan questionnaires is the absence of any coherence in what is a rural, spread-out Parish. A Parkrun could help to address this issue. Cllr Evans informed the meeting that the North Common Freeholders are not in favour of the land owned by them being used for this purpose. Councillors discussed the proposal. After discussion, Cllr Olbrich proposed and Cllr. O'Connor seconded a motion that the Council should agree to take the proposal forward, but only after (1) pointing out to the enquirer that the Council could only speak for the land which it owns; (2) ensuring that the views of Lewes District Council were sought and their consent obtained; and (3) satisfactory arrangements being made with the Council.

15/127 Approval of minutes: the minutes of the meetings of the Planning & Environs Committee held on 6th October 2015 and the meeting of the Planning & Environs Committee (Urgent Planning Matters) held on 20th October 2015 were approved unanimously and signed by the Chairman.

15/128 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: | Response |
|------------------|---|---|----------------------|
| LW/15/0780 | Mr B Brookbank Wivelsden Farm House North Common Road Chailey BN8 4EH | The Stable, Wivelsden Farm House. Retrospective planning application for storage barn and back-up generator shed | <u>No objections</u> |
| LW/15/0792 | Mr D Morgan Ranheim Hazeldene Lane North Chailey BN8 4HH | Ranheim, Hazeldene Lane. Planning application for two storey side and rear extension, porch and detached garage | <u>No objections</u> |

15/129 Lewes District Council planning decisions, planning appeals and recommendations: the following decisions were noted:

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|------------|---|----------------------|
| LW/15/0550 | Glendene Fruit Farm - development of 10 dwellings | Refused |
| LW/15/0576 | 8, Downsview, North Chailey - extension and porch | Granted |
| LW/15/0677 | Westland Cottage, East Grinstead Road, North Chailey – barn and garden room | Granted |
| LW/15/0782 | Highbury Farm, Markstakes Lane – erection of steel framed building | Agreement to proceed |

The Clerk reported that the decision by Lewes District Council to grant permission in application LW/15/0677 had been made three days before the deadline date given on the weekly list of applications. Councillors' views, which had been that they were unable to comment on the application because the plans were misleading, had not therefore been taken into account by Lewes District Council. The Clerk reported that he had taken up these matters with Lewes District Council and he read to the meeting his exchange of emails with the planning department. Councillors agreed that determining an application before taking into account the comments of a statutory consultee (submitted before the due date) using plans which were incomplete was not the way that planning decisions should be made.

15/130 Date of next Planning & Environs Committee meeting: Tuesday 1st December 2015 at 7.30 pm in the Reading Room, Chailey Green.

Signed: *J Millam*
Chairman

Date: *1st December 2015*