



Chailey Parish Council
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Minutes

A virtual meeting of the of the Full Council was held on Tuesday 16th February 2021.

Present: Chair: Cllr. K. Jordan
Cllrs. S. Avery, N. Belcher, E. Berry, M. Cornwall, M. Evans, M. Lethem,
J Millam, P Olbrich, R. Penfold, J Tregenza.

The Chairman at the start of all virtual Full Council & Planning meetings will ask Council members to declare if there is anyone present in their homes who can see and/or hear the meeting in progress. It is the Councillors' responsibility to make this information available to the Chairman and the Clerk.

Public present: Cllr Roger Nurse, East Chiltington Parish Council

In attendance: Mrs B Newell (Clerk).

21/017.Apologies for absence: None

21/018.Declarations of interest: None.

21/019.Questions/comments from members of the public: Cllr Nurse attended the meeting to discuss the proposed Eton land development. This item to be discussed under matters of urgency 21/2020.

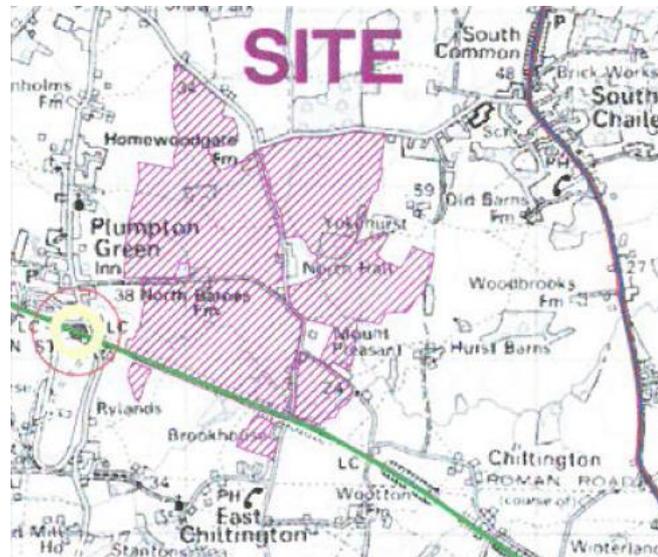
21/020.Items considered as a matter of urgency:

Cllr Jordan informed the Council on two matters:

- Mr Peter Impey (Council's nominated Trustee to the Almshouse) has resigned. Cllr Jordan proposed that Mr Impey's replacement be discussed at next month's Parish Council meeting
- Nick Cox, PCSO will attend next month's Parish Council.
- The Sussex Police Commissioners election and the Neighbourhood Planning referendum are due to take place on the 6th May 2021. Elections will be held in Chailey Village Hall, which has recently been assessed by LDC for Covid safety issues. The assessor has yet to write his report but has informed the Clerk that the hall meets with the standard requirements.
- Cllr Jordan confirmed that the appeal for sites for possible development in connection with LDC's local plan has now been completed. The Parish Council are in receipt of the sites that have been put forward. This will be discussed at next month's Planning and Environs meeting.

Cllr Lethem informed the Council on the following:

A proposal has been put forward by Welbeck Land to build 3000 houses on land owned by Eton College within the parish of East Chilmington bordering Plumpton and South Chailey. The area is approximately two thirds the size of Lewes.



Cllr Lethem, earlier in the day, had met with Mr Andrew Simpson, Planning Consultant of Welbeck Land who are the promoters of the site and working with the landowners, Eton College. Welbeck describe the proposed development as an Agricultural Urbanism. They are trying to present a “Utopian community” that would include primary schools, GP surgeries and shops. The model of which is based on the Poundbury settlement created on land owned by the Prince of Wales on the outskirts of Dorchester.

Transport infrastructure is an issue (Mill Lane, as well as other country lanes in the area would become completely gridlocked). Welbeck say that 80% of journeys will be internal and within the community, therefore little movement outside would take place. To note, a similar scenario was envisaged for the Poundbury development but was not achieved. The Parish Council believe the same would happen with the Eton development and do not believe that a workable transport infrastructure would be sustainable in the area. The proposed development would lead to a large increase in movement of people going out of the area to places of employment further afield in Sussex and, indeed, in London. That would greatly increase traffic volumes on main roads as well as on local lanes. However, Welbeck recognise that this is a problem and have on board a Transport Consultant to deal with these issues.

Welbeck are hoping to have something in place by the time LDC go to consultation in July. From there they hope that Lewes will accept the proposal as one of the target sites. Timewise, should the development go ahead, it could be 3 to 5 years after the end of 2023 that the first phase of development begins. The development of the whole settlement could take between 20 and 50 years. Cllr Nurse mentioned that a similar calculation had been made with the Poundbury development but in fact took just 18% of that time to complete.

This is not a new site, it has been around for 6 years or so. It appears that a deal was struck between LDC and Eton college at that time and put on hold on the condition that it was held as a potential site for future development. Cllr Lethem

suspects that LDC might support the proposal. It would suit them well as they may struggle to meet their new target for housing and this development would solve that problem.

Cllrs were concerned that a development of this size would be incompatible with local infrastructure and incompatible with the NHP. Even if the Agricultural Urbanisation is done well, the size of the development next door to Chailey would dramatically change the nature of the village.

Cllr Tregenza commented that Chailey Secondary School has just been re-built to accommodate the existing cohort and will not have the capacity to take in a further influx of children.

Cllr Lethem spoke with Cllr Symes from East Chiltington earlier in the day. Understandably East Chiltington Parish Council are extremely concerned about the development. They are seeking co-operation between the local Parish Councils, such as Chailey, Plumpton, Westmeston, Wivelsfield and Streat to present a united front to the proposition. At some point the Parish Councils will need to engage with the developers. Before doing so it would be helpful if the Parish Councils met to discuss strategies and to ensure that they have a consistent and joint approach to the proposition. Discussions therefore need to take place quickly. Cllr Lethem suggested that a formal presentation from the developers should be addressed to all Parish Councils at the same time rather than individually.

Cllr Nurse reiterated that the settlement would be in the parish of East Chiltington, and will cover approximately 280 hectares. He warned that similar developments based on the Poundbury design had not met the desired specifications and doubts that this one will either. Cllr Nurse also commented that the Dark Skies Status would be a thing of the past if the development were to go ahead. He also commented that South Chailey, although on the borders of the settlement would eventually become part of the town. Cllr Nurse agreed that all Parish Councils should work together and maintain a consistent approach.

To conclude Chailey Parish Council agreed that it would be beneficial to work and co-operate with the other Parish Councils who are going to be affected by the proposed development. Clerk to liaise in the first instance with East Chiltington and Plumpton in order to set up a meeting with the Chairs of Westmeston, Wivelsfield and Streat.

The Clerk informed the Council on the following:

- The quote received for repairs to the recent vandalism sustained at the Sports Club comes to £400.00. It was proposed by Cllr Olbrich to accept the quote, seconded by Cllr Belcher. All in favour. The Clerk had also received a quote for anti-vandal paint to be applied to the roof tiles at a cost of £600. The Parish Council decided not to go ahead with this idea, instead they thought it better to remove the fencing rails near to the building so that no one could gain easy access to the roof. Cllr Millam suggested instead of removing the rails to put barbed wire on the fence. Cllr Olbrich will discuss this with the Sports Club and report back to the Clerk.

21/021.To agree the Minutes of the Full Council meeting held on the 19th January 2021:

Cllr Tregenza proposed that the minutes were accurate, seconded by Cllr Belcher. All in favour.

21/022.Matters Outstanding from January 2021 Full Council minutes:

21/012:

- Cllr Cornwall confirmed that he would be happy to act as Asset Inspector for the Windmill and to bring any recommendations for repairs back to the Council for consideration.
- The Clerk reminded the Council that we need to check the insurance values of the Council's freehold and lease buildings within the Parish. This needs to be done before the next audit. A Chartered Building Surveyor has been recommended to the Clerk to do the work at £900. Instead of pursuing with this, Cllr Penfold will contact the Council's Insurance company direct to enquire whether they will do or accept a desktop valuation.

21/013:

- The Clerk informed the Council that the web domain transition from Mr Alex Schlup to the Parish Council is nearly complete. The Council's website developer has quoted an annual fee to administer the domain at £13.00. There would also be a charge of £30.00 to make the transfer to the domain name account and there would be a setup fee of £30.00 to use it to access the Council's website. It was proposed by Cllr Evans to accept and pay for these costs, seconded by Cllr Tregenza. All in favour, one abstention.

21/023.To receive and if thought fit approve the financial reports for January 2021.

Closing balance in January was £84,910.33. Payments out were £7,681.41. There was no income received for the month. A few cheques remain uncashed, which the Clerk is chasing up. The financial accounts for January 2021 were accepted as being true and accurate. Proposed by Cllr Belcher, seconded by Cllr Cornwall. All in favour.

21/024.Preparation for the possible return of face-to-face meetings from the 7th May 2021:

Cllr Jordan informed the Council that we are legally able to hold virtual meetings only because of a clause in the Covid 2019 Act. That clause comes to an end on the 6th May. Unless legislation is introduced, we would not lawfully be able to meet virtually after the 6th May. Any meeting that we held virtually could be challenged. SSALC have taken this up with Sussex MPs. Maria Caulfield has advised Cllr Jordan that Ministers do intend to introduce legislation to enable Councils to continue to have virtual meetings, and that this Act should not take long to go through. However, in case the Act does not go through, it was suggested that the Annual meeting be brought forward to the 4th May and combine with the Planning meeting. Proposed by Cllr Berry, seconded by Cllr Lethem. All in favour.

21/025.To continue discussions on Tree Risk Assessments on Council owned land:

Areas of land (not Common land) that the Council have certain ownership of are Downsview and Cinder Hill. A tree risk assessment was last carried out on the two areas in 2008. A new survey should be completed as soon as possible. It was proposed by Cllr Evans and seconded by Cllr Tregenza for the Clerk to liaise with two recommended Arborists and obtain quotes. All in favour.

It should also be noted that the trees at the King's Head crossroads are most likely owned by the Parish Council and therefore need to be surveyed. The verge on Markstakes Lane should also be noted.

There are possibly other areas of land that the Council are responsible for but do not know for certain without adequate mapping. The Councillors believe that land registry searches were done at the request by the previous Clerk, but the present Clerk has

been unable to locate the file. The Parish Council may need to consider instructing their Solicitors to do land registry searches.

To note, the tree overhanging the track leading to Little Noven Farm remains in a precarious position – Clerk to chase JP Ellis to see if he can attend to.

With regard to Common land; the Clerk will bring together LDS, ESCC, CPC, Common landowners and members of the Commons Society so that they may discuss ownership responsibilities of the Commons.

21/026.To resume discussions on the proposed Crossing at Mill Lane and A275.

Before the meeting, Cllr Evans had provided the Council with a summary of events thus far. Cllr Evans explained that there are two options:

- Let the project lie for two reasons – it has received little approval from the public and the Parish Council do not have the funds to implement.
- Or to commission a second Appraisal to Terms of Reference which respect the guidelines reflected in the Councillors' discussion held in November 2020. (Highways do not consider a pedestrian refuge to be a safe solution).

The Parish Council feel that they have explored all options and have concluded that they are not able to afford it. They do, however, suggest that the subject be brought up once they have a better understanding of future possible housing developments and whether money will then become available to help fund the Crossing. They will also recommend to Highways that the stretch of road in question be turned into a 30mph speed limit.

NB – to discuss at next month's meeting S106 New Heritage monies.

21/027.For the Council to discuss suitable areas for parking other than small patch of land located on Cinder Hill, north of Rowheath play area that has become entrenched with mud, as raised by resident Mrs E Mumford:

It was suggested laying matting, which grass can grow through and at the same time should prevent the ground from becoming agitated. Clerk to contact UKPN who have been parking at the site and ask if they can make good the ground.

21/028.To receive verbal reports from Councillors on their area(s) of responsibility. and/or on their involvement with village organisations:

Cllr Olbrich:

- CCTV is now installed at the Sports Club recording 24 hours a day. Signs have been displayed. Unfortunately, there has been a burst water pipe. Fortunately, little damage has occurred. The Plumber has repaired the burst pipe. Cllr Avery kindly offered to lend a dehumidifier. The Electrician has been asked to check the heater in the club and at the same time fix the sensor light. Cllr Olbrich will also remind the Sports Club to keep the water turned off when the weather turns cold.

21/029.To note and consider any implications arising from the Council's duty under section 17(1) of the Crime and Disorder Act 1998. None

21/030. Confidential matters: None.

21/031.Next Full Council meeting: Tuesday 16th March 2021 at 7.30pm at the Reading Room, Chailey Green, subject to developments of the Coronavirus.

**Signed:
Chair**

Date:

Initials:

Date: