



Chailey Parish Council

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A virtual meeting of Members of the Chailey Parish Council Planning & Environs Committee was held on Tuesday 2nd February 2021 commencing at 7.30 pm.

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

Public present: Melissa Atkin, Property & Consents SPN Asset Management Surveyor, UKPN

In attendance: Mrs B Newell, Clerk to the Council.

The Chair 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 Chair and the Clerk

21/013. Apologies for absence: Cllr Penfold

21/014. Verbal representations by members of the public: None.

21/015. Declarations of Interest by Councillors: None

21/016. Items not on the agenda considered as a matter of urgency: Cllr Olbrich informed the Council that he had met with Mr Jamie Tait to discuss the installation of security cameras at the Sports Club. Mr Tait can provide four HD cameras, two at the front of the building and two at the rear. He has quoted £924.50 for total costs. As this is for the community, Mr Tait has kindly offered to provide labour free of charge. Cllr Olbrich will arrange for notices to be displayed at the club to advise people of the new security system. The Council are eager to move quickly with implementation especially in light of the recent vandalism. Cllr Avery proposed that the Council accept the quote, seconded by Cllr Olbrich. All in favour.

21/017. Approval of minutes: The P&E minutes from December 2020 and January 2021 were accepted as true and accurate. Proposed by Cllr Jordan and seconded by Cllr Tregenza. All in favour.

21/018. Lewes District Council planning applications: The following planning applications were considered by Councillors and the following responses were agreed:

Planning Application	Applicant	Work requested
LW/20/0827 Response: 17.02.21	Vixen Cottage, Station Road, North Chailey	Rear roof first floor extension. The Parish Council support this application. Proposed by Cllr Berry, seconded by Cllr Olbrich. All in favour.
LW/20/0902 Response: 12.02.21	Waspbourne Manor Farm, Sheffield Park, TN22 3QT	Change of use from storage (Class B8) to car garage and sales (class sui generis) (part section 73A retrospective application for the land at the rear) resubmission of LW/20/0673. The Parish Council support this application. Proposed by Cllr Olbrich, seconded by Cllr Jordan. All in favour.
LW/20/0866 Response: 12.02.21	Cinderfield House, Cornwell's Bank, BN8 4RH	Erection of two-storey side extension. The Parish Council support this application. Proposed by Cllr Olbrich, seconded by Cllr Berry. All in favour.
LW/20/0854 Response: 01.03.21	Broadwater House, Warrs Hill Road, North Chailey	Proposed outward ground floor extension to align the southern part of the property with the northern part of the property. To extend above the former garage to the second storey across the width of this part of the building to provide

		additional bed spaces. Proposed numerous internal layout amendments and amendments to door and window openings. The Parish Council made no comment on this application. Proposed by Cllr Belcher, seconded by Cllr Avery. All in favour.
LW/20/0892 Response: 15.02.21	Land at Gradewell End, South Chailey	Variation of condition 1 (plans) to amend the entrance signs in relation to planning application LW/19/044. The Parish Council made no comment on this application. Proposed by Cllr Evans, seconded by Cllr Jordan. All in favour, one abstention.

21/019.To discuss with representatives of UKPN the possibility of siting a substation on Common land at the junction of the A275 and Beggars Wood Road.

The Parish Council were joined by Melissa Atkin, from UKPN. Melissa was invited to the meeting to discuss the possible siting of a substation on Common land. The purpose of installing the substation is to provide power to the property "Birchdale" on Beggars Wood Road. The reason for siting the substation at the proposed spot (on the south side of Beggars Wood Road) is to avoid going into the nature reserve. UKPN cannot site the substation further away as they will have supply quality issues. To note, UKPN during their search for suitable locations, looked at placing the substation at the front of Birchdale where there is a verge, however they concluded that the verge does not have sufficient depth to place the substation, and would not therefore be in a safe position to carry out maintenance tasks. All other options have been carefully investigated, with the conclusion that the suggested site at the junction of the A275 and Beggars Wood Road would be the best spot to place – this would enable UKPN enough access to provide safe maintenance and safe parking.

The substation's size is 1.2m³, it comes in gun metal grey. It requires a tarmacked area around the base which will be enclosed by a boarded fence increasing the dimensions to 3m².

UKPN, as part of biodiversity, are able to fund some shrubs (up to the value of £500) around the fence, however, these must be low rooting and would need to be maintained by the Parish Council.

Melissa thinks that it will be five spans of high voltage overhead cable lines that will be grounded because of the installation. She will verify this and send a plan to the Parish Council. Some low and high voltage overhead lines will remain further down Beggars Wood Road.

UKPN confirmed that they are happy to pay for the Parish Council's surveyors fees (at a capped price) and will cover legal costs associated with the lease. Clerk to liaise with James Tillard on this matter.

UKPN would not object to signage being placed on the fencing if they are notified of this in advance and given a copy of the signage and that it does not obscure any of their danger signs.

As the land falls back at the site, UKPN will ask contractors to come and assess how far back they can practically go with the substation and whether anything needs to go in to retain it. The Parish Council would like it set back so that it is not obtrusive and will not obscure vision at the junction.

If the Parish Council give permission for the substation to be placed on the site, UKPN then need to make an application for Common land consent. Without either permissions, UKPN as a statutory undertaker would still have to maintain a supply to the property. If all options are exhausted, then UKPN would need to consult with the landowner about placing the substation on their land. This would cause lasting issues with access, and as a result there may be difficulties in accessing in an emergency.

Cllr Jordan proposed that the area is accepted as a site for the substation, seconded by Cllr Evans. Eight in favour, one against, one abstained. Motion carried. Clerk to contact Melissa to officially inform.

21/020. To discuss site situated on junction of Oxbottom Lane, Newick and A272 that has been forward to LDC by Reside Developments as part of LDC's "Call for Sites". Chailey Parish Council note the Vision statement received from Reside Developments. The Parish Council will discuss formally at their next Planning meeting (2nd March). By then, they will be in receipt of all applications submitted for the Land Availability Assessment from Lewes District Council.

To note, the Parish Council expressed concerns about the inevitable increase of traffic on Cinder Hill should such a development go ahead.

Reside Developments refer to the settlement as Chagley Corner; Cllr Evans did not like the name and thought it confusing, non-sensical and would cause complications.

The Vision document says that 40% of the households would be "affordable". The definition of affordable is 80% of the market value, which the Parish Council doubt any young couple, or young family would be able to afford in this area. The Vision document does not include social housing, starter homes, bungalows, or flats.

To be discussed further next month once a formal proposal has been received.

21/021. For the Parish Council to begin discussions on how they would like Chailey to develop in preparation for future development proposals that will come forward.

As discussed in last month's Planning meeting the planning rules are likely to change; the housing requirement for LDC will double and the Government has proposals that will make planning permission easier and the planning boundaries will become less important. Sites that in the past have been discounted may now become credible to build on. Chailey Parish expect sites to come forward for development – the aim of this item is to discuss thoughts on how the PC will want to respond to such proposals when they come forward.

To have some control of the situation, the Parish Council will need to voice an opinion on where they want developments to occur in the village.

Social Housing – There are examples of social housing in the nearby villages; it was suggested by Cllr Evans to speak with a Housing Association (once we know what sites are being put forward) to see if they would be interested in developing any of the sites for social housing. The PC cannot buy land, but they may be able to invite people to take an interest in land that is being put forward for potential development. It may therefore be useful to facilitate relationships between landowners and social housing.

It was pointed out by Cllr Belcher that it is not always necessary to build whole new estates, rather smaller developments, even pairs of houses which encourages good neighbourly contact.

Planning Boundaries – Although planning boundaries may become more flexible, sustainability, remains a notable criterion. There is field opposite Chailey School which was suggested for 10 houses in the last plan, this site may come forward. There was a previous suggestion for 40 houses to be built behind the former Swan pub – again this may come forward. These plots of land are almost unsustainable in terms of access to shops.

Facilities - If there is going to be significant development in the village, then facilities need to be considered. The geographic layout of the village does not help; realistically, South Chailey and North are separate communities. Therefore, we need to look at facilities that come with any development. Development in North Chailey is limited to a degree because of the Commons, therefore, the PC suspect that most development proposals will come forward for South Chailey,

and if they do, there has to be something that bonds South Chailey as a community in terms of facilities.

It would not be desirable, nor encouraged to have developments spreading from North Chailey into Newick. However, there are plots of land in that area (such as Oxbottom and more) that developers would be interested in.

The Parish Council are keen to promote small businesses that may require land; an objective which is in the Neighbourhood plan. It is worth noting for a decade or two ahead, that if Chailey Brickworks cease trading (once the clay has been exhausted) then a key site will become available, hopefully not just for housing but small scale industrial commercial enterprises and sports facilities.

Lewes District Council will be sending details of the sites that they have received to the Parish Council on the 12th February. The Parish Council have until the 12th March to return their views. At the same time, Lewes will also send the LAA Methodology for comment.

Cllr Lethem ended on the note that the Parish Council should aim to create a community – by doing so, we create a sustainable community that makes people feel that they are part of and belong to and this should be remembered when discussing forthcoming development proposals.

21/022. To note Lewes District Council's planning decisions and the results of appeals:

Planning Application	Applicant	Work requested	CPC decision	LDC decision
LW/20/0751	Land at Gradwell End, South Chailey	Variation of condition 1 (plans) in relation to LW/20/0751 to amend the car park area	No objection	Permission granted

21/023. Date of next Planning & Environs Committee meeting will be held on Tuesday 2nd March 2021 at 7.30pm.