



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 March 2021 commencing at 7.30 pm.

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

Public present: Mr D Cranfield, Mr M Campbell, Mr N Webber

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

21/024. Apologies for absence: Cllrs J Tregenza, J Millam.

21/025. Verbal representations by members of the public: Mr D Cranfield, Mr M Campbell, and Mr N Webber attended the meeting with interest in item 7.

21/026. Declarations of Interest by Councillors: Cllr Berry declared an interest in planning application TW/21/0013/TPO

21/027. Items not on the agenda considered as a matter of urgency:

Cllr Lethem updated the Parish Council on the Eton Land proposal. A Steering group is being formed with representatives from each of the Parish Councils affected by the proposal. This is being led by Cllr Beaumont of Plumpton PC. No meetings have taken place as of yet, but Councillors will be meeting shortly and will explore the most appropriate way forward. Cllr Lethem will continue to keep Chailey Parish Council (CPC) updated on progress.

The Clerk informed the Parish Council on two matters:

- Highways have requested that CPC remove branches that are overhanging a stretch of the A275 (East Grinstead Road). CPC agreed that the Clerk could contact Dan Lillywhite (tree surgeon) to undertake the works. To note, the issue of LDC being accountable for maintenance costs regarding trees on the Commons remains unresolved. Cllrs Penfold and Avery are in the process of working on a letter to LDC that will clarify matters and will share with CPC when completed. Owing to the urgency of the required tree work on the A275, CPC agreed for the Clerk to request and pay for works to be done, and to notify LDC that we are doing this as a "goodwill gesture" but do not ultimately take responsibility and are in the process of exploring where the responsibility lies for trees on Common land.
- A few pieces of debris remain on Red House Common where a tree fell recently damaging one of the Ranger's grazing fences. CPC were asked by ESCC to pay for the repair of the fence (the Clerk was advised costs would be in the region of £50.00) CPC believe that LDC should be responsible for costs, however, as another goodwill gesture, CPC agreed to pay for repairs and at the same time ask for the debris to be removed. Clerk to notify LDC of this too.

To note, Cllr Olbrich has been making an inventory of all the land that CPC own which includes registered and unregistered land. He is still waiting to receive a couple of plans, once received he will have a complete list of land that is registered with the Land Registry.

Cllr Olbrich has incurred some costs for this (in the region of £113). It was proposed by Cllr Jordan and seconded by Cllr Berry that Cllr Olbrich be reimbursed for his expenditure. All in favour. Unfortunately, present locations of title deeds to unregistered land are unknown; therefore, Cllr Avery has been in touch with CPC's Solicitors to ask if they hold them – he will update CPC once he has an answer.

21/028.Approval of minutes: The P&E minutes from 2nd February 2021 were accepted as true and accurate. Proposed by Cllr Jordan and seconded by Cllr Belcher. All in favour.

21/029.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/21/0112 Response: 19.03.21	Teagues Barn, Lewes Road, Scaynes Hill, RH17 7NG	Change of use from barn to 5no. dwellings – 3 larger and 2 smaller. CPC object to this application, proposed by Cllr Belcher, seconded by Cllr Evans, six voted to object, one in favour of the proposal, two abstentions. See note below.
LW/21/0026 Response: 19.03.21	Leighwood House, Leighwood Farm, Haywards Heath Road, North Chailey	Conversion of former agriculture barn into C3 residential dwelling and minor extension (Renewal of LW/18/0324). CPC support this application. Proposed by Cllr Avery, seconded by Cllr Evans. All in favour.
TW/21/0013/TPO Response: 05.03.21	55 New Heritage Way, North Chailey	Copper Beech. Drawing ref 2101-01-P2. Fell due to aggressive crown dieback. Dieback from multiple pruning points. Large diameter deadwood. Degraded Meripilus fruit bodies evident on south side of root plate & northern side approx 3m on recent pruning wound. Exhibiting an extensive volume of deadwood with an estimated 30-40% o the upper canopy dead. In addition to the obvious poor condition of this tree liquidated remains of Giant polymore were evident approx. 1-2 m from the stem of the tree. The tree has been in this condition for at least 10 years. Located less than 10m from properties. Replace with mature copper beech standard minimum 30cm diameter. CPC support this application, provided that the Tree Officer is involved. Proposed by Cllr Olbrich, seconded by Cllr Jordan. All in favour, one abstention.
TW/21/0016/TPO Response: 15.03.21	Hilbre House, Lower Station Road, Newick	<ol style="list-style-type: none"> 1. Crown reduction of 35/4 off high Beech by 1/3rd. Height and proximity to adjoining houses only 15ft away, falling branches, blocked guttering. 2. Crown reduction of Leylandii 20ft high by half to be in line with existing Leylandii hedge. 3. Crown lifting of Oak tree. Two lower branches to allow more light and reduce overhanging into the garden. CPC support this application, provided that the Tree Officer is involved. Proposed by Cllr Olbrich, seconded by Cllr Jordan. All in favour.

LW/21/0112 - Reasons for objection:

- Over development.
- CPC are not confident that the standard of construction is acceptable, as implied in Surveyor's report.

CPC also refer to a previous application, LW/19/0690 relating to this site. Objections raised at that time, which are listed below remain relevant with current application LW/21/0112.

- Sustainability; this is not an area that is in the Neighbourhood Plan for development, nor a previously agreed development site.
- There are concerns that this may lead to future developments on agricultural land which the Council will not be able to appropriately consider.
- The Council object on the basis that it is not in the area of the village suitable for development.
- The Council however do favour the construction of modest affordable homes suitable for first-time buyers, and such construction would benefit the parish, but not if sub-standard quality and not at the site suggested.

21/030.To discuss the Call for Sites for possible development within the Parish received from Lewes District in connection with the Lewes District Local Plan.

Some of the sites that have been put forward are new, some are old having been put forward in the previous assessment of 2018. All sites will be assessed by LDC, some no doubt will be considered as unsuitable and some progressed further. Cllr Lethem stressed that it was CPC's duty to provide as much information about the sites as possible so that LDC can make an informed assessment. If in the future, any of those sites are progressed and come back through the planning procedure, CPC can then make valid comments.

The three members of the public attending the meeting expressed their views:

Mr Michael Campbell commented on 34CH (land south of Station Road) – the land has drainage problems; previously the land was a fruit farm with clay drainpipes that go through the land and still do. Mr Campbell feels that there will be nowhere for the surface water to go apart from the gardens of the properties on the north side of Lower Station Road. Mr Campbell said that there would need to be sound drainage infrastructure in situ if any kind of development were to be granted. (To note, Mr Campbell confirmed that a drainage survey never took place as part of the Oaklea Warren development, which is situated near to the site of 34CH). It is important that should a development go ahead, then all departments of LDC are involved before conditions are signed off.

Mr Campbell raised sites 16CH, 20CH and 21CH (Chagley Corner) – CPC received in February notification from Reside Developments for a development of 20 houses on this site. CPC expressed concerns at the time about the increase of traffic on Cinder Hill that such a development would cause and were dubious about the affordable housing being affordable to those that truly had a need for it. CPC noted the comments of Newick Parish Council and support their conclusions, and do not wish to see a coalescence of the two villages; LDC have also agreed that this would not be desirable. To note, a potential development was objected to by CPC in 2015 because of the following reasons:

- Not sustainable nor an accessible location.
- Amenities of nearby areas are too small to take on such a development.
- Traffic coming out of the site will either go down an unsuitable narrow country lane or access the busy A272 which is already difficult to access.
- CPC are against widening Oxbottom road.
- Development would erode the boundaries of Newick and Chailey.

Mr Don Cranfield commented that it is important to get the Neighbourhood Plan to referendum in May. CPC agreed that this is an important task to achieve as it sets out all of CPC's views on development within the Parish. Cllr Belcher stressed that it is important to remind people when publicising the NHP that it has no connection to the "Call for Sites" that have been submitted.

Mr Nick Webber commented on 25CH (land rear of Hornbuckles Close) – Mr Webber was approached in 2014 by developers suggesting that the land had potential for development. It was

subsequently submitted to SHELAA but declined. Since then, site 27CH (land west of A275, South Chailey, located near to 25CH) has been submitted and approved regardless of all the reasons turned down on 25CH. Mr Webber has been told that if 27CH has been approved then it is likely that 25CH will be approved. Mr Webber said that if the land is developed on, he will be left with two fields and some woods which would be of no use to him but might be of interest to CPC. At this stage CPC are not able to comment but did suggest that the idea of them purchasing the land is not inconceivable.

Cllr Lethem asked members of the Parish Council if they had any information on the sites that have been submitted that they feel should be forwarded to LDC to enable them to make their assessments.

Cllr Berry to provide details regarding 28CH, Buckles Wood Field, and 9CH, The Plantation, Warrs Hill Road – please see attached.

Cllr Evans stated that most of the sites that have been put forward in North Chailey, are rather fragmented and isolated such as 28CH, Buckles Wood Field and should not be considered for development. He will provide a previous copy of a report that looked at the area of North Chailey (including Buckles Wood Field) that was dismissed on various grounds, one of which is ribbon development.

The northern side of the A272 is developed. The southern side retains more of a rural country aspect and is not ideal place for oddments of housing.

Cllrs Evans thought Site 31CH (Frick Farm) is suitable for development but not for employment purposes, especially as there are other areas of industry located nearby. He thought that this site would be more suitable for extended housing. Other members of the Parish Council disagreed and would welcome an employment centre being situated on the site that could potentially give local people work.

05CH (land fronting Mill Lane, South Chailey) was previously proposed for development, but to date has not been developed and remains as an available central site. 17CH (Lane of Mill Lane) is situated behind 05CH and of an appreciable size and one within walking distance of local amenities. This would be considered as suitable land to develop.

It is essential that the village receives something from developers that would enhance the village and establish a strong community. With the right development in the right place, it would not be unimaginable to ask for a link path to be put in that runs from North Chailey to South Chailey that can take cyclists as well as pedestrians. This would benefit those that live in the village.

21/031. To note Lewes District Council's planning decisions and the results of appeals: None.

21/032. Date of next Planning & Environs Committee meeting will be held on Tuesday 6th April 2021 at 7.30pm.