



Chailey Parish Council

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A virtual meeting of Members of the Chailey Parish Council Planning & Environs Committee was held on Tuesday 6th April 2021 commencing at 7.30 pm.

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

Public present: Mr Leigh Palmer, Head of Planning, LDC

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

21/033. Apologies for absence: Cllrs E Berry, J Millam.

21/034. Verbal representations by members of the public: Mr Leigh Palmer present for item 21/039.

21/035. Declarations of Interest by Councillors: None.

21/036. Items not on the agenda considered as a matter of urgency: None.

21/037. Approval of minutes: The P&E minutes from 2nd March 2021 were accepted as true and accurate. Proposed by Cllr Jordan and seconded by Cllr Belcher. All in favour.

21/038. 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/21/0078 Response: 12/04/21	Yard opposite Namron Brickyard Lane, South Chailey	Construction of a two bedroom, two storey cottage with two on plot parking spaces. Chailey Parish Council object to this application on the following grounds: <ul style="list-style-type: none">• It is outside the defined settlement boundary.• It is over development on a small inappropriate plot.• CPC do not consider this as affordable housing.• The access is narrow and turning points would be restricted necessitating large vehicles having to reverse on to the A275 when vacating the lane.• Prospective inhabitants of the potential development should be made aware of the industrial noise from the nearby brickworks.• CPC note Southern Water's comments that there is no public surface water in the area to serve the development. Objection proposed by Cllr Jordan, seconded by Cllr Tregenza. All in favour.

LW/21/0109 Response: 16/04/21	Three Trees, Station Road, North Chailey, BN8 4HD	First Floor rear extension to form additional bedroom. Chailey Parish Council support this application. Proposed by Cllr Olbrich, seconded by Cllr Avery. All in favour.
LW/21/0079 Response: 07/04/21	Cinder Paddocks, Cinder Hill, BN8 4HR	Demolition of existing garage and erection of a new 2 bay open front garage, new games room and fitness studio and new secure exterior. Chailey Parish Council do not object to this application, however CPC note the comments from Southern Water and any future changes to the drainage system would need to go through the planning process. Proposed by Cllr Olbrich, seconded by Cllr Avery. All in favour, one abstention.
LW/21/0056 Response: 23/03/21 Extension requested	The Willows, Hazeldene Lane, North Chailey, BN8 4HH	Single storey rear extension and minor alterations to the existing exterior. Chailey Parish Council note that this application has already been approved by LDC. CPC would not have objected to the proposal.
LW/20/0829 Response: 03/04/21 Extension requested	5 South Street, South Chailey, BN8 4BG	Section 73a retrospective application for the erection of a covered walkway. Chailey Parish Council do not object to this application, however, CPC note the comments made from a nearby neighbour and would suggest that the applicants talk with their neighbour to smooth out any differences now and therefore avoid the possibility of future problems. Proposed by Cllr Olbrich, seconded by Cllr Jordan. All in favour.
LW/21/0077 Response: 05/04/21 Extension requested	Reeve Cottage, Station Road, North Chailey, BN8 4HG	Single storey side extension, loft conversion including hip to gable extensions as well as front and rear dormers, 2 storey front extension. Chailey Parish Council object to this application on the following grounds: <ul style="list-style-type: none"> • It is out of keeping. • It is adding a storey to the bungalow rather than incorporating a loft conversion. Objection proposed by Cllr Olbrich, seconded by Cllr Evans. All in favour, two abstentions.
LW/21/0203 Response: 14/04/21	Wivelsden Farmhouse, North Common Road, North Chailey	Agricultural Notification Application – Erection of agricultural barn under The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) – Schedule 2, part 6 to measure 18.3m length, 9.15m width, 3.7m eaves height and 4.9m total height. Chailey Parish Council support this proposal but they do have concerns about the bund and would ask that this is removed and replaced with a suitable alternative. Proposed to support by Cllr Evans, seconded by Cllr Jordan. All in favour.
TW/21/0025/TCA	Church House, Church Lane, Chailey Green, BN8 4DA	1 x Yew – consent to reduce crown by 30% as affecting outbuilding and driveway. 1 x Ash – consent to fell tree due to ash die back. 1 x Copper Beech – consent to lift crown and remove lower branches as affecting outbuilding. Chailey Parish Council do not object to these applications provided that the Tree Officer is involved. Proposed by Cllr Olbrich, seconded by Cllr Belcher. All in favour.
LW/3432/CC	St Peters Primary School, North Chailey, BN8 4DB	Free standing canopy supported by steel posts. Chailey Parish Council support this application. Proposed by Cllr Tregenza, seconded by Cllr Olbrich. All in favour.

21/039. Mr Leigh Palmer, Head of Planning, LDC attended the meeting to discuss the Lewes Local Plan.

CPC are in receipt of correspondence from Maria Caulfield MP, and LDC regarding the Lewes Local Plan both of whom give two different views of the housing target set for the district. Mr Palmer's attendance at the meeting was to provide some clarity to the position of the Local Plan:

Our MP, Maria Caulfield refers to the existing Lewes Local Plan which is currently in date, and the housing target is set at 345 which LDC can deliver. The issue, however, is that in 2018, the Government through the National Planning Policy Framework (NPPF) inserted a clause stipulating that when local plans reach maturity then the standard housing methodology needs to be looked at. The Lewes Local Plan reaches maturity (5 years) in May 2021, thereby LDC will have to assess the local housing need against the standard methodology. LDC have applied the methodology and had it tested by the Ministry who have endorsed Lewes' figure which is 782 per year after May 2021. Therefore, when it comes to updating the new Local Plan, Lewes will be obliged (not mandated) to try to deliver 782 homes per year. 782 is for the whole district, which includes the South Downs National Park; a small proportion of this figure will be allocated to SDNP, therefore leaving a rough figure of 700 dwellings per year outside the SDNP. This is a significant uptake on the present figure of 345.

The figure 782 can only be reduced through the local plan process; the plan will be examined in 2023, and if all landscape constraints have been considered and identified and LDC can prove to the examiner that 782 is unachievable then through the local plan process they will be allowed to have a lower figure. This occurred last time round; 345 should have been in the region of 500 but LDC convinced the examiner that 500 was unattainable. At present, LDC are not able to confirm whether the figure of 782 will be lower as the process will determine what figure will be considered sound.

It was asked how the situation would look regarding planning in the period between May 2021 and 2023. Mr Palmer explained that whilst the local plan will have reached maturity, it does not mean that it is null and void. It means that the policies in the plan (and NHPs) still carry weight in the decision-making process – LDC can in the appropriate circumstances apportion weight to existing policies. If the scheme is unacceptable in planning terms, it can be turned down.

Our MP has indicated that if the renewal process of the Local Plan starts before May, this will avoid the result of the housing number jumping up to 782. Mr Palmer said that this was somewhat misguided information. Part 2 of the plan adopted in January last year cannot be used as a starting date for the 5 year period. It would be impossible for LDC to start the process and conclude before May. To note, our MP has already expressed her view of the Local Plan in Chailey News. CPC think it important that residents of Chailey also see LDC's viewpoint and will work on an appropriate statement that takes into view LDC's briefings.

Mr Palmer went on to say that the Call for Sites was issued before Christmas which is currently being evaluated. LDC are looking at an Issues and Options document which is the first part of the new Local Plan – this is not site specific, but will ask if 782 homes should be met through dispersed growth throughout the district or met as a large settlement.

CPC said that the Eton project has advertised itself as resolving the whole issue for Lewes by creating all those houses in one place; Mr Palmer said that it is highly improbable that the 782 number will be accommodated by the project. That project if accepted will be delivered at the back end of this plan period into the next, therefore LDC cannot realistically count it in this assessment.

21/040. Chailey Parish Council to view and confirm acceptability of UKPN Heads of Terms (Lease of outdoor freestanding Substation) on Beggars Wood Road.

The Council agreed to adopt James Tillard's proposals that a lift and shift clause be added making clear that the Council accept no responsibility for the substation and that cabling must be

at a suitable depth. On consideration of these points, the Council are happy for the Heads of Terms to go forward. Proposed by Cllr Belcher, seconded by Cllr Jordan. All in favour

21/041. Cllr Lethem to update the Council on latest developments regarding the Eton land development in the parish of East Chiltington.

The Steering group has not met again since their first meeting. There will be a meeting soon to begin planning on how to approach and respond to the proposal. In addition to the Steering group, there is the campaign group, "Don't Urbanise the Downs" who have been highly effective. There is unfortunately, some controversy with Chailey News not publicising the campaign group but Chailey News reserve the right to remain apolitical/neutral in printing campaign publications.

Cllr Lethem will update the Council after the next Steering Group meeting.

21/042. To note Lewes District Council's planning decisions and the results of appeals:

Planning Application	Applicant	Work requested	CPC decision	LDC decision
LW/20/0866	Cinderfield House, Cornwell's Bank, North Chailey	Erection of a two-storey side extension	Support application P&E 02/02/21	Permission granted

21/043. Date of next Planning & Environs Committee meeting will be held on Tuesday 4th May 2021 at 7.30pm.