



# Chailey Parish Council

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## MINUTES

A meeting of Members of the Chailey Parish Council Planning & Environs Committee was held on Tuesday 1<sup>st</sup> June 2021 at St Peter's Church, commencing at 7.30 pm.

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

**Public present:** Steve Primrose, Estates Manager,  
Chailey Heritage - 21/054  
Rodd Atkinson - 21/058 Planning Application LW/21/0280  
R. Franklin - 21/056 Sustaina Ball  
Sue Pargeter - " "  
Kate Jones - " "  
Jo Bareham - " "

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

**21/053. Apologies for absence:** Cllrs N Belcher, J Tregenza

**21/054. Verbal representations by members of the public:**

Mr Steve Primrose, Estates Manager at Chailey Heritage Foundation attended the meeting to inform the Council of a couple of things; the paddock which they lease off CPC will have work begun on it in the next coming week. This will involve implementing suitable access to the site from the school and putting up fencing so that it is secure. Fertilization of the land will take place in the Autumn. As the land lies close to the allotments, the school have kindly offered to put in composters for the allotment holders to use.

The school are in the process of planning a new development (plans supplied prior to the meeting). What is known as the "Hub" will be demolished and replaced by a 12 single bed accommodation for young people between the ages of 18 – 25. The new build has been recommended by the CQC and Ofsted. The building will blend in with the site and will be energy efficient. Once accepted by Planning, fund raising will begin and it is hoped to start building in 2024. Cllr Berry on behalf of CPC thanked Mr Primrose for his time and said should the school need the help of the Parish Council, then to get in touch to see if we are able to assist in any shape or form.

To note, Mr Primrose mentioned that CHF do not endorse the forthcoming Sustaina Ball and have asked for their logo to be removed from all advertising and will not accept profits made from the event.

**21/055. Declarations of Interest by Councillors:** To note that Cllrs Olbrich and Avery reside close to the festival location (Sustaina Ball).

**21/056. Items not on the agenda considered as a matter of urgency:**

**Sustaina Ball** – this is a three day trance, reggae, base and funk festival on Tomkins Farm, Cinder Hill from the 6<sup>th</sup> – 8<sup>th</sup> August. Anticipated attendance is 500. Four members of the public who oppose the festival attended the meeting and spoke of their concerns:

- Alcohol/drug consumption leading to potentially dangerous situations in nearby grounds, ie drowning in lakes/river. Straying on to neighbours' property/land.
- Traffic congestion, the roads leading to the event are rural narrow roads, therefore not able to accommodate intense traffic.
- Noise pollution.

- There has been no consultation with the neighbours.
- There are several public footpaths nearby which cannot be closed off, suggesting that many people could gate-crash via the footpaths, therefore increasing numbers.
- There is a worry that those who do not have tickets could gather on the football pitch – again parking/traffic would be an issue on the narrow roads.
- Litter – who would clean up?
- Neighbouring villages such as Newick, Barcombe and Cooksbridge would be affected, especially Cooksbridge where a shuttle bus has been arranged to collect passengers off the trains. Clerk to notify neighbouring Clerks.

CPC had not been consulted on any stage of the festival and were not clear if a licence had been granted for the event. CPC were unclear if the owner of Tomkins farm had rented the land to an organisation who is organising the event and have applied for the necessary licences. It was agreed that further information is required to gather thoughts to see how the CPC proceed. Clerk to continue discussions with LDC on the licencing situation. The Chair concluded that it would have been helpful for the organisers to have spoken with the Parish Council and nearby neighbours before licences were applied for as is the usual situation for events of this scale. Clerk to invite organisers and Police to a meeting to discuss further. To note Cllr Sharon Davy, like the Parish Council has recently learnt of the event and is also looking into.

***To note, since the Planning meeting, CPC have been informed that the festival has been cancelled. The correct licences and approvals had been granted and the decision to cancel was made following discussions with neighbours and with the interest of the local community.***

**Neighbourhood Plan** - This has now been formally “made” at LDC and therefore fully in force. Cllr Lethem thanked all those involved in the Plan. There is a strong possibility that the NHP will become increasingly important with the Lewes Plan being out of date.

**21/057.Approval of minutes:** The P&E minutes from the 4<sup>th</sup> May were accepted as true and accurate. Proposed by Cllr Jordan, seconded by Cllr Berry. All in favour.

**21/058.Lewes District Council planning applications:** The following planning applications were considered by Councillors and the following responses were agreed:

<b>Planning Application</b>	<b>Applicant</b>	<b>Work requested</b>
LW/21/0280 Response: 02.06.21	Wapsbourne Farm Cottage, Sheffield Park, North Chailey, TN22 3QT	Construction of a timber frame garage. <b>Cllr Olbrich proposed support for this application, seconded by Cllr Millam. All in favour.</b>
LW/21/0232 Response: 16.06.21	10 Kilnwood Lane, South Chailey, BN8 4AU	Creation of a two-storey side extension with pitched tiled roof to match existing. <b>Cllr Olbrich proposed no objection to the application, subject to the increase being less than 50% of the existing building. To note, there were also concerns on the size of a previous development on that site. Seconded by Cllr Cornwall. All in favour.</b>
LW/21/0198 Response: 18.06.21	Chippinge North Common Road, North Chailey, BN8 4ED	Extension to the rear and side elevation. <b>Cllr Olbrich proposed no objection subject to the following:</b> <ul style="list-style-type: none"> <li>• <b>CPC have noticed that a new access has been created which in their opinion has poor visibility. They therefore feel that the current access should be used and would advise that Highways inspect the new access.</b></li> <li>• <b>Increase is less than 50% of the existing building.</b></li> </ul>

		<ul style="list-style-type: none"> <li>• <b>The application on the Design &amp; Access statement appears to be for Chippinge Cottage in the grounds of Chippinge. CPC would have concerns if a second property is being created as it is a significant development.</b></li> </ul> <p><b>Seconded by Cllr Jordan. All in favour.</b></p>
LW/21/0043 Response: 04.06.21	Longbridge North Common Road, North Chailey, BN8 4ED	Alterations to kitchen porch, new external store doors and internal alterations to sitting room and cloakroom area. <b>Cllr Olbrich proposed to support this application, seconded by Cllr Millam. All in favour.</b>

**21/059. Cllr Lethem to update the Council on latest developments regarding the Eton land development in the parish of East Chiltington.**

Cllr Lethem reported that there have not been any further inter Parish Council meetings. Cllr Davy had been invited to this Planning meeting but decided that as she had not received sufficient briefing notes from the Planning Officers, it was a little premature to attend. Cllr Davy has suggested that a meeting at Southover House is organised with all the District Councillors affected together with the Planning and Policy Officers. To quote Cllr Davy *“I have made my position clear. In my view, the project is highly inappropriate for the countryside. This naturally, precludes me from any planning committee decisions”*.

Cllr Lethem advised CPC that if the Nolands Farm development in Plumpton goes through, then it makes the Eton project viable. The Planning Officer’s report is generally supportive of Nolands Farm. He also felt that LDC are in favour of Eton and this may explain Cllr Davy’s preclusion from planning decisions.

Cllr Lethem concluded that it would be helpful to have a meeting with Cllr Davy once she is in receipt of briefing notes. Clerk to liaise with Cllr Davy to arrange.

**21/060. Cllr Lethem to advise CPC of details received on a potential development of starter homes in North Chailey.**

Cllr Lethem has received an email from Mr Jack Waghorn who has bought land at Buckles Wood, North Chailey (the land in previous years had been suggested for development – the Planning Inspector in 2018 did not rate the site and area as suitable for development. Since then, the site has been considered for 30 houses, half of which would be affordable, however, the Planning Officer concluded that the site has poor accessibility and no public transport service. It would appear to Cllr Evans foolish to put affordable housing in an isolated area of the village.

Mr Waghorn would like to build 14 starter homes for key workers. He would aim to offer up to 30% below the current market values. Pre application meetings have been held at Lewes and Mr Waghorn would now like to discuss the plans with the Parish Council hence his contact with Cllr Lethem. CPC made a request that they all hear Mr Waghorn’s proposals at a Parish Meeting. Clerk to invite Mr Waghorn to the next Planning meeting.

**21/061.** To note Lewes District Council’s planning decisions and the results of appeals: None

**21/062.** Date of next Planning & Environs Committee meeting will be held on Tuesday 6<sup>th</sup> July 2021 at 7.30pm at St Peter’s Church. Members of the public are asked to notify the Clerk prior to the meeting of their attendance. Contact details are [chaileyipc@btconnect.com](mailto:chaileyipc@btconnect.com) or 01825 722388