



Chailey Parish Council

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MINUTES

A meeting of Members of the Chailey Parish Council Planning & Environs Committee was held on Tuesday 6th July 2021 at St Peter's Church, commencing at 7.30 pm.

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

Public present: Mr Jack Waghorn & Mr George Baxter to discuss North Chailey affordable homes project.
Mr Mike Berry.

In attendance: Mr Trevor Parsons, Locum Clerk.

21/063. Apologies for absence: Cllrs E Berry and R Penfold.

21/064. Verbal representations by members of the public: None.

21/065. Declarations of Interest by Councillors: None.

21/066. Items not on the agenda considered as a matter of urgency:

Cllr Tregenza and Cllr Evans are visiting Chailey School tomorrow (7th July) at 15.30 to view the changes with the head teacher. They invited other Councillors to attend if they were available.

21/067. Approval of minutes: The P&E minutes from the 1st June were accepted as true and accurate. Proposed by Cllr Belcher, seconded by Cllr Evans. All in favour.

21/068. 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/21/0077 Response: 13.07.21	Reeve Cottage, Station Rd, BN8 4HG	Single storey side extension, loft conversion including hip to gable extensions as well as front and rear dormers, single storey front extension. CPC decided that the previous objection stands as there is very little difference to the previous application. Unanimously against.
LW/21/0300 Response: 14.07.21	Land at Gradwell End, South Chailey	Amend the layout of the allotments as approved under LW/20/0729/CD and the addition of a greenhouse and studio. CPC made no comment but noted the neighbour's concerns. Proposed by Cllr Evans and seconded by Cllr Olbrich. Unanimous no comment.
LW/21/0191 Response: 19.07.21	Sunnycroft Mill Lane, Chailey, BN8 4PU	Re-submission of previously approved application LW/16/0524 to convert an existing garage into additional living accommodation. CPC made no objection. Proposed by Cllr Olbrich, seconded by Cllr Tregenza. Unanimously no objection.
LW/21/0272 Response: 25.06.21 Extension requested	Teagues Farm Bungalow, Scaynes Hill, RH17 7NG	Single storey side extensions and rear extension and double garage to part of the rear part of the property. No discussion held and Chair advises that LDC's decision has already been made.
LW/21/0188 Response: 30.06.21	Vixengrove Farm, Cinder Hill, BN8 4HR	Retrospective planning application for the retention of a revised residential driveway layout and increased garden

Extension requested		space around dwelling. CPC made no objection. Proposed by Cllr Olbrich, seconded by Cllr Jordan. Unanimously no objection.
LW/20/0576 Response: 07.07.21	Layden Hall, East Grinstead Rd., BN8 4DH	Revised application. Removal of two houses proposed for southern end of site, overall number of houses reduced to 6. CPC made unanimous objection due to: i) No clarity around the footpath required by Highways. ii) No affordable housing included in the scheme. Proposed by Cllr Olbrich, seconded by Cllr Tregenza.
	Smeeton House, North Chailey, BN8 4FG	T1 – Beech. Remove long apical leader, approx 20ft in length back to source. This branch has bad squirrel damage and historic rubbing damage at its base and will fail in future if not addressed. CPC do not object if tree officer monitoring is in place.
TW/21/0033/TPO Response: 25.06.21 Extension requested	West Wing St Georges Mill Lane North Chailey, BN8 4EG	Multi stemmed ash tree; tree has 4 stems. Succumbed to ash die back and is now covered in epicormic growth and is dying back from the tips with large areas of dead. Request to remove the dead wood and retrenchment prune the whole tree. This is to take out the sail effect and prevent future limbs snapping out. Locals wish to keep the tree as long as possible. CPC do not object if tree officer monitoring is in place.

21/069. Council to welcome Mr Jack Waghorn and his Architect who have been invited to the Planning meeting to discuss potential development of starter homes in North Chailey.

Cllr Lethem brought forward item 7 to invite Mr Waghorn and Mr Baxter to address the meeting in respect of their wish to provide a starter home development at Buckles Wood Field, a 5.5 acre site purchased by Mr Waghorn around three years ago.

There is no application yet as Mr Waghorn is only seeking the views of councillors of his proposals which would be a site of 14 start homes (a mix of 2 & 3 bed houses) to be sold at a 15 – 20% discount (£220k - £250k), directed at key worker families, including police, fire, NHS, teachers and local young families. Covenants will be put in place to include a robust overage should the houses be sold on at before a reasonable time is reached. These overage payments will be ploughed back into future projects. Mr Waghorn has already met with LDC for a pre-planning meeting, where he would need to evidence a need for these homes.

Councillors challenged Mr Waghorn in the following areas:

- Will there be provision for the elderly?
- How will new planning laws affect the application
- Environmental sensitivity, newts, adders and slow worms etc
- Is the project within the Ashdown Forest catchment.
- Would the affordable housing ticket be sufficient to meet LDC planning objectives.
- Does Mr Waghorn have sufficient residential development experience.

Mr Waghorn thanked the councillors for their comments, questions and input and will take all the above concerns seriously when putting together the application.

21/070. Council to consider Dan Lillywhite's quote for works to trees on Parish Council land that were identified in recent tree risk survey carried out by Mr Owen Allpress as needing attention within the next few months.

Councillors considered Mr Lillywhite's quote for works to trees on Parish Council land. Cllr Jordan proposed acceptance of the £1,150 quote for works to be completed. Seconded by Cllr Belcher. Agreed unanimously.

21/071 Clerk has received a request from the occupants of “Gokul”, North Chailey for trees on Council owned land to be cut back – trees are overhanging driveway. Council to consider and to advise Clerk to ask for a quote from Dan Lillywhite.

It was unanimously agreed to seek a quote from Mr Lillywhite, however, Cllr Olbrich raised the point as to whether CPC should be funding tree cutting work on Common land.

Cllr Lethem agreed the need to clarify the position with LDC as to who should be paying for maintenance work on Common land.

21/072 Cllr Lethem to update the Council on latest developments regarding the proposed Eton land development in the parish of East Chiltington.

A meeting was held with Leigh Palmer, Head of Planning at Lewes District Council and chaired by Cllr Sharon Davy. In attendance were local parish councils affected by the proposed Eton development.

Lewes DC Local Plan has now expired resulting in an increased housing allocation from 345 to 602. LDC will need to submit a new plan by end of 2023.

Eton Land Development for 3,500 homes has been submitted into the Land Availability Assessment. If deemed “of merit” a formal proposal will be submitted.

Cllr Jordan asked if the “serious constraints” will still apply even though the Local Plan has expired.

A public consultation by LDC will be asking for comments on an “Issues and Options” Paper asking a series of questions on where houses should be built. The meeting agreed that Chailey Parish Council should submit their formal comments through the consultation document on the LDC website.

21/073. To note Lewes District Council’s planning decisions and the results of appeals: None

21/074. Date of next Planning & Environs Committee meeting will be held on Tuesday 7th September 2021 at 7.30pm at St Peter’s Church. *To note, a meeting will be held on 3rd August only if required to respond to urgent planning matters.* Members of the public are asked to notify the Clerk prior to the meeting of their attendance. Contact details are chaileypc@btconnect.com or 01825 722388

Signed by:
Chair

Date: