



# Chailey Parish Council

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## MINUTES

A meeting of Members of the Chailey Parish Council Planning & Environs Committee was held on Tuesday 3<sup>rd</sup> August 2021 at St Peter's Church, commencing at 7.30 pm.

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

**Public present:** Mr George Pottinger, Mr Anthony Meadows and Mr Michael Blewitt.

**In attendance:** Mrs B Newell (Clerk)

**21/075. Apologies for absence:** Cllrs N Belcher, R Penfold, P Olbrich, J Tregenza.  
Cllr M Cornwall – DNA (did not attend)

**21/076. Verbal representations by members of the public:** Messrs Pottinger, Meadows and Blewitt came to the meeting to discuss planning application LW/21/0425.

**21/077. Declarations of Interest by Councillors:** None.

**21/078. Items not on the agenda considered as a matter of urgency:** None.

**21/079. Approval of minutes:** The P&E minutes from the 6<sup>th</sup> July were accepted as true and accurate, however, Cllr Berry noted that Mr Mike Berry was not included on the list of public present, Clerk to amend. Proposed by Cllr Berry, seconded by Cllr Evans. All in favour.

**21/080. 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/21/0425 Response: 09.08.21	6 Hornbuckles, South Chailey, BN8 4AH	Loft conversion to create second floor, front extension to first and second floor and cladding alterations. <b>See notes below.</b>
LW/21/0564 Response: 20.08.21	Bramblehurst, Station Road, BN8 4HG	Demolition of the existing garage and utility room, construction of a new garage, two storey side extension and single storey rear extension with associated internal alterations. <b>Cllr Jordan proposed no objection to this application. Seconded by Cllr Berry. All in favour.</b>
LW/21/0400 Response: 13.08.21	Grassington, East Grinstead Road, North Chailey, BN8 4HX	Construction of a three-bay oak framed barn style garage with lofted room above. 1no bay will be used for storage of lawncare equipment etc. <b>Cllr Berry proposed no objection to this application subject to the points made below. Seconded by Cllr Jordan. All in favour.</b> <ul style="list-style-type: none"><li>• Proposed application will not be converted into another dwelling and that it remains as part of the main house.</li><li>• A condition is put in place that the proposed fence should be placed behind the hedge.</li></ul>
LW/21/0453 Response: 04/08/21	Plum Tree Cottage, Beggars Wood Road, BN8 4DY	Two storey side extension and single storey rear extension with associated extension/outbuilding demolition. <b>Cllr Evans proposed no objection to this application. Seconded by Cllr Jordan. All in favour.</b>
LW/21/0354 Response: 06/08/21	Cox's Farm, Jackies Lane Newick BN8 4QX	Replace the existing stable block and sheds with a new stable building. <b>Cllr Jordan proposed to support this application. Seconded by Cllr Evans. All in favour.</b>

LW/21/0476 Response: 02/08/21 Extension requested	2 Dairy Cottages, Railway Lane, Sheffield	Single storey rear extension. <b>Cllr Jordan proposed no objection to this application. Seconded by Cllr Millam. All in favour.</b>
LW/21/0547/CD	Chailey Place, Chailey Green, BN8	Discharge of conditions 2,3,4,5,6,7,8 & 9 of application listed building consent LW/20/0758. <b>CPC noted the discharge of conditions.</b>

### **LW/21/0425**

Mr Blewitt and Mr Meadows live within very close proximity of this development and came to the meeting to explain to the Council their concerns. In short, they believe that this is over development of the site, more than doubling the original size. It contravenes policies in the Neighbourhood plan and is out of character. They both had concerns with the raising of the roof height and did not believe it to be a simple loft conversion. Mr Pottinger, the Design Consultant acknowledged the comments made by Mr Blewitt and Mr Meadows but did argue that there are several properties in the area with a similar contemporary design and did not believe it to be so different to a mix of styles already within the vicinity. The overall height would not be more than the existing ridge, although the shape of the roof would change as it will be built out from the apex.

Chailey Parish Council objected to the development, citing that it is out of place for that area and goes against the Neighbourhood plan. They also thought that the side elevations (third floor) were unattractive and would affect the neighbours' views. They felt that it was also creating an extra storey on the property, the NHP does allow loft conversions but not a whole redevelopment of the house to this scale. Attention was drawn to the side elevations where the existing profile was outlined in blue against the proposed elevation; this showed clearly that here would be very significant top or third floor stretching across the full width of the existing house, effectively forming a self-contained flat on this third floor.

CPC therefore decided to object to the application, proposed by Cllr Jordan, seconded by Cllr Avery. All in favour.

### **21/081. To discuss Chailey Parish Council's responses to the "Issues and Options" paper, the first stage of the consultation process to update the Local Plan:**

Cllr Lethem explained that Lewes District Council have now published their Issues & Options document – this is the first stage of the consultation to gauge views of the general approach on how the district should develop. Cllr Lethem stressed that it contains important elements to it in that it asks whether development over the next few years should take place in a new settlement or distributed more evenly throughout the district.

Several residents within the vicinity of East Chiltington have funded the services of a Planning Consultant and Barrister to fight the Eton land project. The Planning Consultant has looked at the "I&O" document and has come up with a preliminary idea on how he feels people should respond. The initial responses have been put on the "Don't Urbanise the Downs" website – this contains advice on how people may wish to respond to the document. The link to this is going on those Parish Council websites affected by Eton – Cllr Lethem to forward the link to the Clerk for CPC website.

There is therefore information available on how to respond- however, more detailed information will be coming from East Chiltington, furthermore, the Inter Parish Council Group will be meeting shortly to discuss how the Parish Councils may want to respond to the "I&O" document. Cllr Lethem therefore suggested that we wait to see outcomes of the above before putting anything specific together. The PC acknowledged that the Eton project is important to address but were also mindful of other options for the district such as what are the other options that could be pursued to accommodate whatever target comes out of the changes that may be introduced to the planning system later this year. LDC should be steered towards the East Sussex Landscape assessment which is a valuable tool in assessing the low weald area that could be affected by future planning.

The PC agreed that there are areas that need to be discussed such as sustainability; urban extensions are required if to improve on efficient and sustainable transport.

East Sussex receives about 28% of tourists, a significant tourist area – which depends on the preservation of its rural beauty.

From the discussions around the table, it was thought sensible to create a working party to consist of Cllr Lethem, Cllr Jordan and Cllr Evans who will meet Tuesday 10<sup>th</sup> August and draft a document to be circulated to Parish Council members and members of the NHP Steering group for comment.

**21/082.Cllr Lethem to update the Council on latest developments regarding the proposed Eton development in the parish of East Chiltington:** Cllr Lethem referred to the meeting held on 6<sup>th</sup> July with Leigh Palmer, Head of Planning at LDC and Cllr Sharon Davy (see Planning meeting minutes from 6<sup>th</sup> July). Cllr Lethem is optimistic that Mr Palmer took on board the comments made by those who attended and will think about some of the issues raised.

A meeting was held last week, which was organised by East Chiltington PC to show District Councillors, and other interested parties the site which would be built on if the Eton project goes ahead. This was well attended, and a very good presentation was given by ECPC on their views of the proposed development.

Maria Caulfield MP attended – she gave some useful insights as to what may come forward with the proposed legislation around planning; it is cheaper for a developer to build on green field sites than brown, there may be a levy introduced on green field sites to even this out. Maria Caulfield also spoke about the “duty to cooperate” – eg LDC has a duty to co-operate on housing development with surrounding councils, ie Brighton. There is pressure from Brighton for some of the villages that lie to the north of the area to accommodate their housing needs – Maria Caulfield hinted that the “duty to cooperate” might be removed from legislation which would ease the pressure put on LDC from Brighton Council.

**21/083.** To note Lewes District Council’s planning decisions and the results of appeals: None

**21/084.**Date of next Planning & Environs Committee meeting will be held on Tuesday 7<sup>th</sup> September 2021 at 7.30pm at St Peter’s Church.

Signed by:  
Chair

Date: