



Chailey Parish Council

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Minutes

A Meeting of the Chailey Planning and Environs Committee was held on Tuesday 4th October 2011 in the Reading Room, Chailey Green, commencing at 7.30pm.

Present: Cllr. J. Millam (Chairman)
Cllrs. P. Atkins, D. Cowan, D. Cranfield, J-P. Ellis, M.Evans, S. Griffin,
P.Olbrich, J.Tillard, L.Waller

Also Present: Cllr. Mrs M. Stroude (ESCC)
Ms C. Jack (Lewes District Council)
Mr R. King (Lewes District Council)

Public present: None

In attendance: V.Grainger (Clerk)

11/156. Apologies for absence: None

11/157. Verbal representations by members of the public: None

11/158. Declarations of Interest by Councillors: None

11/159. Minutes: To agree and sign as a true record the Minutes of the Planning & Environs Committee Meeting held on Tuesday 6th September 2011 and the Urgent Planning Meeting held on 16th August 2011. The minutes were **Agreed** and signed as a true record. (Council resolution: 11/224/225).

11/160. Items not on the agenda which the Chair of the meeting is of the opinion should be considered as a matter of urgency: None

11/161. Lewes District Council Core Strategy: Emerging Strategy document

Ms C. Jack (LDC) explained that the Core Strategy was a pivotal document in the Local Development Framework and would set out the overarching strategies, that all other documents in the LDF would need to conform with. It links to other strategic documents such as small scale site allocations and Neighbourhood Plans etc. The Strategy period is for the next twenty years i.e. until 2030. The consultation period for the document would end on 11th November, but with some flexibility. The Strategy provided a policy stance for other policy and sets out the key characteristics of the District and a vision for Lewes District until 2030. The objectives are set out and are evidence-based, in accordance with National Planning Policy. Input from service providers was an important requirement. The document was being prepared jointly with the South Downs National Park Authority and would ultimately be a jointly prepared strategy covering the whole of Lewes District including the National Park boundary.

The next stage in the process was to note the comments from the consultation stage and complete a submission document. The final version of the strategy should be completed in the spring of 2012 and formal submission made in summer 2012, for adoption in 2013.

The Implications for Chailey included:

- a recognition of special landscape- heath of Chailey Common
- inclusion of a part industrial area
- provision of affordable housing
- improving road safety

Initials:

Date:

1

- improvement of leisure and recreational facilities
- housing provision in North Chailey (31 homes by 2030)
- housing provision in South Chailey (12 homes by 2030)

Affordable housing policy requires that in rural areas there should be a 40% allocation for affordable housing, within a development of 5 houses or more, housing type is according to local need.

The Core Strategy objectives for rural areas includes the protection of local shops and facilities where viable, setting out infrastructure to support proposals, supports the development of suitable transport links and encourages the use of renewable energy.

Cllr. Waller suggested that Newick and Chailey could consider completing a joint Neighbourhood Plan. It was explained that some areas had been selected as “front runners” for the development of a Neighbourhood Plan. In these areas a larger target number of homes had been identified than Chailey and planning was being shaped around that target.

Cllr. Evans commented that for Chailey the numbers were low based upon the sites identified.

It was explained that the sites had been identified as being suitable and sustainable i.e. that there had to be a realistic prospect of delivery.

Cllr. Evans queried whether the availability of South Chailey brickworks site had been considered. It was confirmed that there was no information at present that indicated that the current use of the site would end and the site made available for residential development.

It was commented that the Brickworks site provided employment and it was agreed that the strategy should support where possible the use of redundant farm buildings for small business use. The development of workshops could fill the need for small business premises. It was confirmed that the aim of the Core Strategy was to provide broad strategies and subsequently this would drill down to detail in other documents, e.g. employment policy direction and the Parish Council would be able to comment upon that policy. Comments from the current consultation would be taken into account but may be contrary to national policy or other evidence. However, input to the strategy was essential and comments would be publicised on the District Council’s web site.

Members queried whether present planning boundaries would be respected and noted that the development of Gradwell End was not included in the Core Strategy. It was also noted that there was no mention of “windfall” sites. It was explained that the details of the national Policy Framework were awaited but should come into force next year. Although it was proposed that “presumption in favour of sustainable development” should be adopted in considering planning applications, the current position is that 80% of planning applications are approved. The number of homes had to be evidenced and in Chailey was relatively low. District-wide there was an ageing population which indicated a need for smaller homes and services for the elderly. Specific details could be part of a Neighbourhood Plan. There was an identified element that larger family homes were occupied by parents after children had left home.

Cllr. Cranfield commented that there was a current planning application in Chailey to demolish a smaller home and rebuild a larger one. There was a concern that development would be squeezed outside the South Downs National Park. It was explained that the area had already been identified as an area of outstanding natural beauty prior to the formation of the National Park.

Cllr. Stroude commented upon the experience of the Warrs Hill development and that elderly people needed to be near facilities and services. Generally smaller units needed good bus services and shops nearby. Cllr. Stroude queried whether the Parish Council would decide on the development of these smaller units.

It was confirmed that the decisions to build 71 homes at Warrs Hill had been a decision made by the Secretary of State. It was agreed that location is very important and the Parish Council would be involved when smaller sites are allocated and planning applications received.

Cllr. Cowan made the comment that if small businesses/home working was to be supported in rural areas there needed to be improved broadband speed. It was confirmed that LDC was supporting the campaign for improvements.

Cllr. Millam queried the number of retrospective planning applications received. These applications seemed to be approved without issue, although planning policies were in force. It was explained that part of the planning enforcement officer's role was to consider whether the application would have been approved in the normal way; prior to a retrospective application being submitted. Alternatively, the Officer may go straight to the enforcement route.

The Chairman thanked the officers for their attendance and confirmed that the Council would make its response to the consultation. Cllr. Stroude, Ms Jack and Mr King left the meeting.

11/162. To consider LDC Planning Applications:

The Planning applications presented were duly considered by members and the following responses were agreed:

Received date	Due Date	Planning Ref No.	Name & Address	Work Requested	CPC Decision
1.10.11	13.10.11	LW/11/0726 ESCC ref LW/668/CM	Cleansing Services Group Ltd Hamsey Brickworks South Road South Chailey	Variation of condition 5 of planning permission LW/380/CM to allow changes to the approved access road. * Additional information received	No further comments
6.9.11	7.10.11	LW/11/1091	Mr & Mrs A Fisher Sunnymead South Road South Common	Planning Application: Erection of first floor side extension.	Support
22.9.11	14.10.11	LW/11/1142	Mr G Brook Sunrise East Grinstead Road	Planning Application: Demolition of existing house and out building and erection of new dwelling.	Support

LW/11/0726 and LW/668/CM

The planning authority for this application was ESCC. A response to this item had been agreed at the Planning & Environs committee meeting held on 6th September. Subsequent information had been received regarding minor changes to the site plan. It was agreed that this did not alter the original response made.

11/163. To note Lewes District Council planning decisions and planning appeals and recommendations: A listing of planning application decisions received was circulated to members for consideration and noted.

11/164. Correspondence for Noting:

The list of correspondence received was circulated and noted.

11/165. Risk Implications to be considered: None.

11/166. Implications to Crime and Disorder Act 1998 Section 17: None.

11/167. Exchange of information:

- Cllr. Evans had attended the ESCC Highways SLR meeting held on 23rd September. The provision of a footway at Warrs Hill was discussed. The sec106 monies available amounted to £137,000 and steps were being taken to try to extend the deadline for use of the funds. A "commitment to spend" may be sufficient to secure the funds. A Puffin crossing (or two traffic islands) at South Chailey would cost approx. £50,000 leaving funds remaining. If a strengthened verge solution was adopted to create a footway this would still be problematic for parents with buggies/prams etc. A further meeting with the Parish Council would be arranged to discuss the options.
- Cllr. Olbrich noted the correspondence regarding the review of Parliamentary constituencies and requested that this should be considered as an agenda item for the next Full Council meeting.

Initials:

Date:

- Cllr. Atkins advised that no decision had been made for the location of a notice board at New Heritage, North Chailey. Two locations were being considered, one being near to the Old Chapel. Renovation work had started at the Old Chapel.
- Cllr. Cranfield reported construction work at Bineham Park and queried whether the required planning permission had been obtained. It was confirmed that this had been reported to LDC.
- Correspondence had been received from L. Rowe (LDC) and T. Warder (AiRs) regarding housing needs. It was agreed to invite Mr Rowe and Mr Warder to attend the next available Planning & Environs Committee meeting to discuss the provision of affordable housing in Chailey.

11/168. Date of next Planning & Environs Committee Meeting: Tuesday 1st November 2011
The meeting closed at 9.05 p.m.

Signed:

Date:

Chairman