



Chailey Parish Council

Minutes

A meeting of Members of the Chailey Parish Council Planning & Environs Committee was held on Tuesday 5th January 2016 in the Reading Room, Chailey Green commencing at 7.30 pm.

Present: Cllr. J. Millam, (Chairman)
Cllrs. P. Atkins, S. Avery, R. Barnard, M. Evans, V. Harrison, K. Jordan, K. Matthews, P.O'Connor, P. Olbrich and A. Scott.

Public present: approximately 10
In attendance: S Treharne (Clerk)

16/001 Apologies for absence: none

16/002 New Councillor: Mrs Harrison signed her Declaration of Acceptance of Office and was welcomed as a member of the Council.

16/003 Verbal representations by members of the public:

Mrs Copping spoke about the planning application to develop land behind the Horns Lodge Inn. Whilst she did not raise any objection to the application, she was concerned that planners should be aware of the need to address flooding which occurs on part of the site. She was also concerned that the proposed dwellings should not be built any nearer to the boundary of her property than is currently envisaged by the plans.

Mr Rider spoke about the planning application for outline permission to build 10 dwellings at Millfield. A number of wider issues arose to which he wished to draw attention. There was a lot of concern about the application and he was aware of 11 comments made by residents, all of whom opposed the application. Building on the site would set an unwelcome precedent as the fringes of all the commons are essentially agricultural in nature. The site is outside the planning boundary and has been rejected as not suitable and undevelopable. More suitable sites for development had recently been the subject of applications which have been refused. He considered that the community had a part to play: Chailey has a good record of protecting and acting as guardians of the commons which he considered are essential assets and he hoped that the Parish Council would take into account this and the other issues raised by him when considering the application.

16/004 Declarations of Interest by Councillors: Cllr. Millam declared an interest in relation to Millfield (LW/15/0885) and it was agreed that Cllr Olbrich would take the chair when this application was considered.

16/005 Items not on the agenda considered as a matter of urgency:

Water on the A275 in South Chailey: Cllr. O'Connor drew attention to the water flooding onto the A275 from the field on the east side of the road. The water flowed down the track south of the shop and northwards down the road as the drains cannot cope. The standing water represents a hazard to motorists and a flooding risk to cottages: sandbags had had to be used to prevent the flooding of one cottage. Highways had attended but had exacerbated the problem. Cllr. Millam thought that the problem arose from channels which have been dug across the field and which take water from an overflowing pond. Cllr. Evans agreed to take up this matter with Highways.

The provision of planning documents by Lewes District Council: the Clerk advised Councillors that he had received a letter from LDC saying that, with effect from 1st April 2016, LDC propose to stop sending copies of planning documents to parish councils. This appeared to be a move designed to save money at LDC. Thus far comments from other councils on this move varied. It was agreed that 3 months' notice of such a change was wholly inadequate and possible alternatives were mooted. It was agreed that the Clerk would take this matter forward with Cllr. Olbrich.

16/006 Approval of minutes: the minutes of the meeting of the Planning & Environs Committee held on 1st December 2015 were approved unanimously and signed by the Chairman.

16/007 Lewes District Council planning applications: The following planning applications were considered by Councillors and the following responses were agreed:

Planning Ref No.	Name and Address of Applicant	Work Requested	Response
LW/15/0812	Mrs L Taylor LK – Space Surrenden Road Brighton BN1 6NN	Land to the rear of Horns Lodge Inn, South Chailey. Planning application: erection of two semi-detached dwellings.	<u>Objections</u> See note
LW/15/0885	Mr P Benstead c/o Stiles Harold Williams One Jubilee Street Brighton BN1 1GE	Land at Millfield, Haywards Heath Road, North Chailey, BN8 4EX Planning application: outline application for the erection of 6x3 bed dwellings and 4x4 bed dwellings	<u>Objections</u> See note
LW/15/0936	Mr Clifford Broadstone Farm North Common Road North Chailey BN8 4ED	Broadstone Farm, North Common Road Planning application: alterations and improvements to an existing two storey building	<u>No objections in principle</u> See note
LW/15/0944	Mr P Jackson Alverstone House Haywards Heath Road North Chailey BN8 4DL	Alverstone House, Haywards Heath Road. Planning application: proposed first floor extension, repositioning of chimney, reconstruction of existing roof, car port extension to existing garage with new pitched roof and associated alterations and recladding of the original house	<u>No objections</u>

LW/15/0812: Councillors resolved to object to the application. They considered little has changed in the years since permission was sought and refused for the building of two detached houses on the land (LW/07/1431) and that many of the factors which led to that application being refused are still relevant. In particular Councillors considered that the development now proposed would adversely affect the semi-rural nature of the area as it represents an overdevelopment of the site and an encroachment upon the amenity currently enjoyed by the surrounding established dwellings. Future occupants of the dwellings would be likely to find that their close proximity to the public house would result in an unacceptable living environment. Finally Councillors considered that the proposed parking arrangements and the inevitable increase in traffic using the entrance to the public house car park would exacerbate the existing highway issues on the A275 outside the public house and the nearby shop. Councillors also considered that, if Lewes District Council were minded to grant permission under this application, the issues raised by Mrs Copping should be taken into account.

LW/15/0885: Cllr. Olbrich took the chair. Councillors welcomed the comments made by Mr Rider and resolved to object to the application on the following grounds:

1. the land is located outside the planning boundary;
2. the land is immediately adjacent to common land which is an SSSI. The 2015 SHELAA draws attention to the fact that Natural England are concerned that development of the site has potential to have an adverse effect on the SSSI;
3. common land in Chailey is protected by being surrounded for the most part by agricultural land. The development of a housing estate on the edge of the common would be a radical and unwelcome departure and set an unacceptable precedent;
4. the land has been included in the 2015 SHELAA but has been rejected as a site suitable for development. The final assessment is that the land is "Not Deliverable or Developable – Not Suitable". Councillors concurred with this assessment.
5. the establishment of a housing estate in the environs of Chailey Windmill (a listed building) would be unacceptable;
6. it makes little or no sense to allow development of the site when other sites in North Chailey, including those identified in the SHELAA as being "Suitable, Available and Achievable", have not yet been developed;
7. the applicant's statements about the inability of LDC to demonstrate a five year supply of deliverable housing land are unconvincing, in that they rely on it being shown that the approach and calculations adopted by LDC in the SHELAA are wrong;
8. any development would not be sustainable;
9. no provision is made for affordable housing. Chailey does not need exclusive housing estates which do not include much needed affordable housing;
10. the increase in traffic emerging onto the A272 would further exacerbate highways issues already existing on a busy stretch of the main road. It is unclear how the applicant proposes to establish access over land it does not own: and
11. there is strong opposition to the application from local residents. Councillors have not been made aware of any local resident who has expressed support for the application.

LW/15/0936: Councillors did not object in principle to the application. However, they considered that any defect in the planning history of the two storey outbuilding should be rectified either by a retrospective application first being made or by the present application being amended to include a retrospective element. They also considered that a section 106 obligation should be imposed under which the two storey outbuilding, once altered, must be retained as part of the complex and not be capable of being disposed of as a separate entity

16/008 Lewes District Council planning decisions, planning appeals and recommendations:
the following decisions were noted:

LW/15/0761	The Barn, Mill House, Mill Lane, North Chailey. Planning application: erection of a summerhouse.	<u>Granted</u>
LW/15/0730	Unit 27, Bluebell Business Estate, Sheffield Park. Planning application: erection of a B8 storage building.	<u>Granted</u>
LW/15/0819	Chailey Heritage School, Haywards Heath Road, North Chailey. Planning application: alterations and extension to existing hall to provide improved facilities and new classroom.	<u>Granted</u>
LW/15/0852	The Oaks, Lower Station Road, Newick. Planning application: erection of two bay car port.	<u>Granted</u>

16/009 Update on the Neighbourhood Plan: Cllr. Jordan advised that a public meeting is to be held in the Parish Hall in February. Its purpose will be to receive residents' reaction to the draft vision statement and to provide an opportunity for volunteers to become involved in the process as members of the task groups that would be formed to take forward the various elements of the statement. A number of residents who have made comments and provided their contact details will be invited to participate. Preliminary non-binding discussions are being held with AirS to see whether they can/should be asked to assist. Cllr. Scott stressed the importance of the public meeting being widely advertised and thought that stalls for each task group would be an effective way of getting messages across. Cllr. Evans reminded the meeting that, whilst funding is available to help with the costs that are incurred establishing a Neighbourhood Plan, applying for grants takes time and forward planning on the finances needs to be carried out.

16/010 Date of next Planning & Environs Committee meeting: Tuesday 2nd February 2016 at 7.30 pm in the Reading Room, Chailey Green.

Signed: *J Millam*
Chairman

Date: *2nd February 2016*