



Chailey Parish Council

Minutes

A meeting of Members of the Chailey Parish Council Planning & Environs Committee was held on Tuesday 1st March 2016 in the Reading Room, Chailey Green commencing at 7.30 pm.

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

Public present: none.

In attendance: B Newell (Acting Clerk)

16/019 Apologies for absence: Cllr. R. Barnard.

16/020 Verbal representations by members of the public: none.

16/021 Declarations of Interest by Councillors: Cllr. Harrison declared an interest in relation to application LW/15/0947.

16/022 Items not on the agenda considered as a matter of urgency:

Planning Applications : Cllr. Evans, on behalf of the Clerk, raised the point that as from 1st April 2016, Lewes District Council (LDC) will no longer be sending hard copies of planning applications, instead plans can be viewed online. In view of this new procedure, the Clerk has suggested that Councillors view the papers online and acquaint themselves with the planning proposals prior to planning meetings (training sessions will be held in Lewes in early March, which will be attended by Cllr. Evans and the Clerk). Alternatively or as well the Clerk prints off documentation. To do this, the Clerk will need a suitable printer that can print on to A3 and in colour. The Clerk has already researched costings, and is estimating a budget of £300 (excluding VAT).

Councillors asked if the Council would be purchasing a screen to view plans. This was undecided. It was commented on that the LDC website was not very user friendly. Cllr Avery said that there was a possibility of linking the LDC website with the Council's website depending on how LDC sets up their website. Cllr. Evans will bring this up at the training session. No definitive action was taken on decision to purchase printer or screen. Of note; Cllr. Evans informed Councillors that Ringmer PC have suggested to Lewes that wording of the relevant Act requires paper copies to be sent. It is not known if this is accurate or not; Cllr Evans and Clerk will seek clarification at the training session at Lewes. Cllr. Evans and the Clerk will update Councillors at the next meeting.

Steel Framed Building in Markstakes Lane (LW/15/0762): Cllr. Evans on behalf of the Clerk advised that a complaint has been received from residents in Markstakes Lane about the erection of a large metal barn, the complaint being that it is an eyesore. Councillors noted that the application would have been under the General Permitted Development rules, whereby farmers can place agricultural buildings on their land. The application would also have been advertised by LDC and was on the Council's agenda at the time. It was suggested that the residents contact LDC Planning department to seek further advice. It may also be helpful to speak with the farmer about growing his hedge back thus reducing visibility of the barn.

Stakes/logs/blocks on road verges: Cllr. O'Connor raised the matter of an abundance of concrete blocks, logs and stakes etc. that are appearing on the road verges in order to stop people from parking there. Cllr. O'Connor said that this was illegal and that residents are not entitled to do this and asked if the Council should be notifying the residents of Chailey that this is not acceptable. It was argued that residents are doing this to keep the verges looking attractive. Problems though could arise if a vehicle incurs damage by hitting one of the obstructions resulting in the Council or landowners being liable for damage. Cllr. Evans said that it is Highways who would need to go along to residents and explain that they are in contravention and liable. It is then the residents' decision to take note of this. It was suggested that something goes on the website and Chailey News warning of the dangers that these obstructions could impose, and encourage people to use something that is safer. Cllr Evans agreed to investigate further at next Highways meeting and to report back.

16/023 Approval of minutes: the minutes of the meeting of the Planning & Environs Committee held on 2nd February 2016 were approved unanimously and signed by the Chairman.

16/024 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/16/0012 | Mr S Scotland The Ranch North Common Road North Chailey BN8 4EB | The Ranch, North Common Road. Planning application: erect a 2m high close boarded timber fence in front of the north boundary hedge | <u>Objections</u> See note |
| LW/15/00947 | Mr T Scrivens 5 Warrenwood North Chailey BN8 4JR | 5 Warrenwood, North Chailey. Planning application: double garage extension with bedroom above, convert existing garage to habitable space and construct single storey side and rear extension. | <u>Support</u> |

LW/16/0012: Councillors resolved to object to this application. They considered that the fence would be out of character, obtrusive, too high and not in keeping. They also believed that it would be going onto Common land.

16/025 Lewes District Council planning decisions, planning appeals and recommendations: the following decisions were noted:

| | | |
|------------|--|-------------------------|
| LW/15/0196 | Warrenorth Farm, East Grinstead Road. Appeal by Mr Turner against refusal of Prior Approval for conversion of outhouse to dwelling. NB Prior Approval so no consultation of CPC | <u>Appeal Dismissed</u> |
| LW/15/0834 | Broadstone Farm, North Common Road, North Chailey. Listed Building Consent Application. Alter and adapt the existing fireplace and allied works and take down external glazed door and replace with new. | <u>Granted</u> |

16/026 Oaklea Warren, Station Road, North Chailey: Councillors noted that an appeal has been lodged against Lewes District Council's refusal to grant permission for a residential development of three dwellings at the above location and considered the Council's response (ref LW/15/01/154)

Councillors were originally in support of this application. Since that time, considerable objections have come from approximately 125 residents opposing the development. Councillors did not feel that they were in a position to go back on their original comments; however they did acknowledge that the objections carried substance and make a significant case that the site is not sustainable. There is also the risk of flooding to downstream properties. Councillors did however query why the many objections were not put in front of them at the time that the application was first considered and were surprised not to see representatives at this meeting. The conclusion reached was that the Council has taken note of the recent comments put forward. It would have been helpful however to have received these comments earlier to aid the original decision.

16/027 Update on the proposed footpath at Warrs Hill: information was circulated at the meeting. It was agreed that a footpath would be put in, paid by the developer of the New Heritage site. Funds of £135k have been sitting with the County Council for some years earmarked for this project. The footpath would run alongside Warrs Hill, partly on common land which lies between the fence and the road to the A275. As it goes on common land, Lewes DC had insisted that the proposed works should be open to public consultation by advertising at public places. They have now changed this to a letter drop into people's homes. The Council felt that it should be more of a public consultation, advertised on a broader spectrum, such as the website, Chailey News and to obtain people's feedback on what type of footpath they would like. Cllr. Evans will provide Cllr Avery with suitable text for the website. The costs for the footpath will not be known until specifications are confirmed.

16/028 Date of the next Planning & Environs Committee meeting: Tuesday 5th April 2016 at 7.30 pm in the Reading Room, Chailey Green.

Signed: *J Millam*
Chairman

Date: *5th April 2016*