



Chailey Parish Council

Minutes

A meeting of Members of the Chailey Parish Council Planning & Environs Committee was held on Tuesday 10th May 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, K Jordan, K Matthews, P O'Connor, P. Olbrich.

Public present: approximately 30

In attendance: S Treharne, Clerk to the Council

16/046 Apologies for absence: none.

16/047 Verbal representations by members of the public: the applicants in relation to the proposed development of the Kings Head (LW/16/0283) outlined their proposals for the public house and for the site as a whole. The public house would be retained, although in a smaller format than previously. Two apartments would be provided on the first floor. On the site new dwellings of various sizes (including starter/affordable homes) would be built with gardens and open space and parking provided for both the public house and residents. It was intended that the project would be carried out in phases and completed before the end of 2017.

A number of members of the public spoke to make comments and/or to seek further information. The poor quality of the Wi-Fi in the area was mentioned and concern was expressed that the development could make matters worse. Concern was expressed about the proposed parking arrangements. The plans showed car park spaces in front of the public house which appeared to be located over the footway used by pedestrians, including children, walking from North Chailey to catch buses from the bus stop opposite the petrol garage. A number of those present expressed concern about the small number of parking spaces that appeared to be allocated to the public house and the difficulties that would arise in practice delineating these from spaces allocated to or used by the owners of the new dwellings. A number of residents from Downsview were concerned that visitors to the public house would use their road as overflow parking, and the same could be true of the short stretch of roadway adjacent to the tearooms.

Questions were raised about the management of the common areas, including parking, once the development was completed. The applicants confirmed that a management company would be established to carry out this function. They also confirmed that, with regard to the views that had been expressed, they would look to see how parking arrangements might be altered and/or further provision made in order to address the concerns raised.

16/048 Declarations of Interest by Councillors: none

16/049 Items not on the agenda considered as a matter of urgency:

This item was considered after Councillors' consideration of planning decisions (item 16/052). Cllr. Evans advised Councillors that East Sussex County Council is proposing to outsource management of leisure sites. This could have implications for the Commons in the Parish. He suggested that he and Cllr. Avery should approach North Common Freeholders, who also own large parts of the Commons, in order to explore if a common response to ESCC's proposals was appropriate and sensible. Cllr. Avery said that he would want to be sure that ESCC had carried out the right consultations and that legally it was possible for outsourcing to take place.

Councillors agreed that Cllrs. Evans and Avery should approach North Common Freeholders and report back to the Full Council.

16/050 Approval of minutes: the minutes of the meetings of the Planning & Environs Committee held on 5th April 2016 and the Planning & Environs Committee (Urgent Planning Matters) held on 19th April 2016 were approved unanimously and signed by the Chairman.

16/051 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/16/0283	Mr S Lees c/o Bedford Park Developments The Old Candlemakers West Street Lewes BN7 2NZ	The King's Head, North Chailey. Planning application: residential development including the construction 5 x two bedroom houses, 4 x three bedroom houses, 4 x one bedroom apartments and refurbishment of public house including the conversion of the first floor to 2 x apartments.	<u>Support</u> <u>See notes</u>
LW/16/0123	Miss H Rummey c/o Downlands Design & Surveying Blackboys Road Framfield TN22 5PN	Lower Birchlands Bungalow, Jackies Lane, Newick, BN8 4QX. Planning application: erection of single storey side link extension and partial conversion of garage (resubmission of expired planning approval LW/07/0840).	<u>Support</u>
LW/16/0168	Mr N Harvey Wivelsden Farm North Common Road North Chailey BN8 4EH	The Dairy Office, Wivelsden Farm: section 73A retrospective application to change the use of the Dairy from office use to office and residential use.	<u>Objections</u> <u>See notes</u>
LW/16/0214	Ms M Tuttle Little Noven Farm Warrs Hill Road North Chailey BN8 4JE	Little Noven Farm, Warrs Hill Road. Planning application: change of use from equestrian sand school to dog care business.	<u>Objections</u> <u>See notes</u>
LW/16/0225	Mr and Mrs A Townsend Two Willows Green Lane South Chailey BN8 4BT	Two Willows, Green Lane. Planning application: erection of a rear and side single storey extension.	<u>Support</u>
LW/16/0251	Mr D Strickland Beech House Haywards Heath Road North Chailey BN8 4DT	Beech House, Haywards Heath Road. Planning application: erection of a single storey rear extension with balcony flat roof.	<u>Support</u>

Notes:

LW/16/0283: Councillors discussed the application and the comments made by the applicants and other members of the public. Cllr. Jordan welcomed the use of local building materials and the proposed building of small starter homes, although he noted that similar sized properties were needed for older residents wishing to downsize. Cllr. Olbrich welcomed the proposals for the public house and thought that its continued existence should be protected by agreements entered into with Lewes District Council. He shared the concerns expressed over the small number of parking spaces provided and the possible effects on those living in the locality.

Cllr. Avery said that he liked the general idea of what was proposed but thought that the current plans represented overdevelopment of the site. Cllr. Evans agreed, and whilst he noted that the proposals had been drawn up after consultation with, and in line with the requirements of, the planning department at Lewes District Council, and he recognised what the applicants were trying to achieve and welcomed their efforts, he thought that LDC did not fully understand rural living. He referred Councillors to comments made by a resident living near the Horns Lodge public house when responding to an application to build on adjacent land, which included reference to the poor quality of life that can be experienced by those living close to a public house. Cllr. Evans drew attention to the lack of any play area and to the small amount of garden that would be left for use by those using the public house.

Cllr. O'Connor explained that his principal concern was over parking and referred Councillors to the issues with parking outside the shop in South Chailey. He saw problems with siting car park spaces immediately in front of the public house for the reasons already aired, and was concerned that the small garden for the public house was located to the north of the building and at the noisiest part of the site. He agreed with Cllr. Olbrich about the need to ensure that the public house was protected from future development and thought that first time buyers should receive preference over those wishing to buy the properties for investment purposes.

After further discussion, Cllr. Jordan proposed a motion that the Council should support the application, subject to there being a significant increase in the parking provision for the public house and an agreement put in place (under s106) to prevent the public house and its curtilage from being used other than as a public house. This motion was seconded by Cllr. Olbrich and agreed by Councillors.

LW/16/0168: Councillors considered that it is inappropriate for residential accommodation to be located in the middle of what is effectively an industrial estate.

LW/16/0214: Councillors considered that the noise created by the dog care business would cause nuisance and were concerned that the site is surrounded by fields in which sheep and lambs graze.

16/052 Lewes District Council planning decisions, planning appeals and recommendations:
the following decisions were noted:

LW/15/0292	Tomkins Farm, Cinder Hill. Appeal against refusal to grant permission for the development of agricultural land for a solar farm.	<u>Appeal dismissed</u>
LW/15/0154	Oaklea Warren, Station Road. Appeal against LDC's refusal to grant planning permission for residential development of 3 dwellings.	<u>Appeal granted</u>
LW/16/0120	2 Oxbottom Close, Newick. Erection of a two bay oak framed garage	<u>Granted</u>
TW/16/0019	Platts Cottage, Brickyard Lane, South Chailey. Works to Oak, Ash and Cherry	<u>Approved</u>

16/053 Date of the next Planning & Environs Committee meeting: Tuesday 7th June 2016 at 7.30 pm in the Reading Room, Chailey Green.

Signed *J Millam*
Chairman

Date: *7th June 2016*