



Chailey Parish Council

Minutes

A meeting of Members of the Chailey Parish Council Planning & Environs Committee (Urgent Planning Matters) was held on Tuesday 19th July 2016 in the Reading Room, Chailey Green commencing at 7.30 pm.

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

Public present: approximately 8
In attendance: S Treharne, Clerk to the Council

16/070 Apologies for absence: Cllr. P Atkins

16/071 Verbal representations by members of the public:

LW/16/0510: two Councillors from Newick Parish Council spoke to explain the background to the application. They explained about the need for a Suitable Alternative Natural Greenspace to be established and that the SANG, once established, had to be in existence for 100 years. The SANG could help to take some pressure off Ashdown Forest and Chailey Common. The vehicular entrance to the SANG was still under discussion with ESCC Highways. They confirmed that Newick Parish Council was in favour of the application and they sought Chailey's support.

LW/16/0283: Mr Michael Ryder spoke to say that the suggestions made about parking and the footway round the front of the Kings Head appeared to have been taken on board by the developers in their revised plans. He considered it important that the footway should be properly delineated, particularly at the northern end of the public house.

16/072 Declarations of Interest by Councillors: Cllr. Matthews declared that she knows the applicant under application LW/16/0502. It was agreed that this did not preclude her participation in the Council's consideration of this application.

16/073 Items not on the agenda considered as a matter of urgency: the Chairman advised Councillors that three further planning matters had been received after the agenda was circulated. Given that responses were required on all three before the next planned meeting of the Committee in September, he proposed that Councillors should consider these matters after the seven matters listed in item 5 on the agenda. This was agreed.

16/074 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/16/0510	Thakeham Homes Ltd.	Land South of Jackies Lane, Newick: change of use from agricultural land to a site of suitable alternative natural greenspace (SANG) and associated works, including the creation of a new vehicular access from Western Road and the incorporation of car parking provision.	<u>Support (see comments)</u>
LW/16/0283	Mr S Lees c/o Bedford Park Developments The Old Candlemakers West Street Lewes BN7 2NZ	Kings Head, North Chailey: reconsultation: amended plans with increased number of parking spaces and minor alterations to layout together with a small extension to the rear of the pub building to form a kitchen.	<u>Continued support (see comments)</u>
LW/16/0485	Mr T Pike c/o Dowsetmayhew, 63A Ship Street, Brighton BN1 1AE	Roman Spring Farm, Caveridge Lane, South Chailey BN8 4BA. Planning application: erection of an agricultural barn.	<u>No objections</u>
LW/16/0432	Ms R Firth, c/o Belmont Designs Practice, 37 Ashenground Road, Haywards Heath. RH16 4PS.	Ovensdean, Appledene Corner, South Chailey. BN8 4AH: alterations to outbuilding.	<u>Support (see comments)</u>
LW/16/0504	Mr N Gouley, The Downs House, Oxbottom Lane, Newick. BN8 4HU	Mellifount Farm, Oxbottom Lane, Newick. BN8 4FD: variation of conditions 2 and 3 relating to planning application LW/07/0944.	<u>Objections (see comments)</u>
LW/16/0168	Mr N Harvey, Wivelsden Farm, North Common Road, BN8 4EH	The Dairy Office, Wivelsden Farm, North Common Road: reconsultation: section 73A retrospective application to change the use of the Dairy from office use to residential use. (NB: previously "from office use to office and residential use").	<u>Continued objections (see comments)</u>

LW/16/0502	Mr D Stewart-Roberts, Cinderfield House, Cornwell's Bank, North Chailey BN8 4RH	Cinderfield House, Cornwell's Bank, North Chailey: planning application: demolition of shed and erection of garage with log store.	<u>Support</u>
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Comments:

LW/16/0510: Councillors considered that the creation of the SANG would help to maintain green space between Newick and Chailey. They discussed the siting of the proposed vehicular entrance and considered that its location as shown on the plan was probably the only practicable place.

LW/16/0283: Councillors noted the provision of 9 additional parking spaces as shown on the revised plans and considered that this addressed the first of the two comments included in the Council's submission to Lewes District Council. However, they considered that their second comment made previously, that a legally binding agreement would be entered into which would prevent the public house from being used for any other purpose, should be repeated.

Cllr. O'Connor raised the issue of the use of the existing car park and the frontage to the public house by (1) parents and schoolchildren being picked up and set down by school transport, and (2) the buses and coaches concerned. It was appreciated that this use, which had continued for some time without the permission of the current and perhaps the previous owners of the land, would have to cease if and when building works started. Cllr. O'Connor agreed to pass a list of the schools concerned to the Clerk for forwarding to the developer so that the relevant information about closing off the car park and frontage could be sent to the schools at the appropriate time.

LW/16/0432: Councillors resolved to support this application subject to a legally enforceable agreement being put in place which would prevent the altered outbuilding from being used at any time other than for purposes ancillary to the residential use of the main dwelling.

LW/16/0504: Councillors resolved to object to this application. They considered that the restrictions on the use to which the property can be put (under the planning consent LW/07/0944) should be retained. The removal of conditions 2 and 3 in the 2007 permission, or any lessening of their effect by substituting the suggested alternative wording, would mean that the existing desirable use of the property for holiday lets only would be lost.

LW/16/0168: Councillors again resolved to object to this application. They considered that the revised wording did not cause them to alter, and arguably reinforced, their previously expressed view that it is inappropriate for residential accommodation to be located in the middle of what is effectively an industrial estate.

16/075 Items not on the agenda considered as a matter of urgency: Councillors considered the following planning matters received after the agenda was circulated:

Planning Ref. No	Name and Address of Applicant	Work Requested	Response
LW/16/0123	Miss H Rumney, c/o Downlands Design & Surveying, Blackboys Road, Framfield. TN22 5PN	Lower Birchlands Bungalow, Jackies Lane, Newick, BN8 4QX: reconsultation: erection of single storey side link extension and partial conversion of garage (resubmission of expired planning approval LW/07/0840)	<u>Support</u>
LW/16/0512	Mr N Gouley, The Downs House, Oxbottom Lane, Newick. BN8 4HU	Mellifount Farm, Oxbottom Lane, Newick. BN8 4FD: planning application: erection of barn	<u>Support (see comments)</u>
LW/16/0524	Mr I Salmon, Sunnycroft, Mill Lane, South Chailey, BN8 4PU	Sunnycroft, Mill Lane, BN8 4PU: planning application: conversion of existing detached garage into additional living accommodation.	<u>See comments</u>

Comments:

LW/16/0512: Councillors resolved to support this application subject to a legally enforceable agreement being put in place which would prevent the barn from being used at a future time for anything other than for agricultural purposes.

LW/16/0524: Councillors deferred consideration of this application. It was agreed that Cllrs. Millam and Olbrich would carry out a site visit, following which they would, at their discretion, either decide on the response to be given by the Council or would ask the Clerk to bring the application before the next meeting of the Committee.

16/076 Date of the next Planning & Environs Committee meeting: The next scheduled meeting of the Committee will be on Tuesday 6th September 2016 at 7.30pm in the Reading Room, Chailey Green. There is provision for a meeting on 15th August 2016 to consider Urgent Planning Matters and the Clerk will in due course inform Councillors whether this meeting will be necessary.

Signed *J Millam*
Chairman

Date: 6th September 2016