



# Chailey Parish Council

## Minutes

A meeting of Members of the Chailey Parish Council Planning & Environs Committee (Urgent Planning Matters) was held on Tuesday 20<sup>th</sup> September 2016 in the Reading Room, Chailey Green commencing at 7.30 pm.

**Present:** Cllr. P Olbrich, (Chairman).  
Cllrs. P Atkins, S. Avery, M Evans, K Jordan, K Matthews, J Millam (from onwards) and P O'Conor.

**Public present:** approximately 5  
**In attendance:** S Treharne, Clerk to the Council

**16/088 Apologies for absence:** Cllrs. R Barnard and V Harrison.

**16/089 Verbal representations by members of the public:**

**LW/16/0695:** members of the public spoke to voice opposition to this application. Mrs J Downes handed to Councillors a summary of her many concerns and outlined these to the meeting. Mr J Anderson spoke about the likely increase in traffic and the size of the proposed buildings. Mrs M Parker voiced her concerns about the possible harmful effects on the Roman Winterbourne.

**16/090 Declarations of Interest by Councillors:** none.

**16/091 Items not on the agenda considered as a matter of urgency:** none.

**16/092 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/16/0695	London Fine Foods Group, 563-565 Battersea Park Road, Battersea, London SW11 3BL	Land at East Chiltington, East Sussex: the creation of ponds (part retrospective) and the provision of associated buildings with a supervisory dwelling to service a fish farm producing caviar. Planning permission for the dwelling (only) sought initially for three years in order to demonstrate enterprise viability (NB land not in Chailey)	<u>See comments</u>

LW/16/0524	Mr I Salmon, Sunnycroft, Mill Lane, South Chailey, BN8 4PU	Sunnycroft, Mill Lane, BN8 4PU: reconsultation on receipt of revised plans. Conversion of existing detached garage into additional living accommodation.	<u>See comments</u>
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**Comments:**

**LW/16/0695:** Councillors noted that the land subject to the application did not lie in Chailey but adjacent to the Parish Boundary. They were concerned that, if the application were to be granted, there would be increased traffic on roads in Chailey and potentially environmental issues arising in watercourses that flow through Chailey.

Councillors agreed that the following comments should be made:

- a. the Council is concerned about the ability of the fish farm to prevent at all times harmful discharges into or other effects on the Roman Winterbourne and other local watercourses. All possible precautions needed to be put in place in the event that the fish farm is built;
- b. the Council is concerned about the effect of heavy traffic on quiet, narrow country lanes adjacent to the site and on roads generally in the vicinity. This concern extends not only to the construction phase (where it appears that heavy construction machinery will need to be moved in and out of the site) but also to when the farm is in production;
- c. the Council is concerned about the nature of the temporary building which, for all practical purposes, is a permanent structure. Councillors were unclear why such an elaborate structure was required when it was possible that it would have to be removed and
- d. the Council is concerned at what will happen should the fish farm turn out not to be a viable enterprise. If the application is approved as made, the only obligation will be the removal of the temporary dwelling. Councillors considered it important that, should the farm fail, the owner(s) of the farm and the owner(s) of the land (if different) should be obliged to return the site to its present agricultural state. Councillors considered that this could be achieved by permission being granted on a temporary basis only (for perhaps 3 years) over the whole site.

**LW/16/0524:** Councillors noted the small alterations in the plans and confirmed that no change should be made to the comments previously submitted.

**16/093 Date of the next Planning & Environs Committee meeting:** Tuesday 4<sup>th</sup> October 2016 at 7.30pm in the Reading Room, Chailey Green.

Signed  
Chairman

*John Millam*

Date: 4<sup>th</sup> October 2016