



# Chailey Parish Council

## Minutes

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

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

**Public present:** three

**In attendance:** S Treharne, Clerk to the Council

**16/104 Apologies for absence:** Cllrs. R Barnard, V. Harrison and J Millam.

**16/105 Verbal representations by members of the public:** Mr and Mrs Baillieux spoke about their application LW/16/0823 and briefly explained the reasons for the application being made. Mr Townsend spoke against application LW/16/0781

**16/106 Declarations of Interest by Councillors:** none.

**16/107 Items not on the agenda considered as a matter of urgency:** none

**16/108 Approval of minutes:** the minutes of the meeting of the Planning & Environs Committee held on 4<sup>th</sup> October 2016 were approved and signed by the Chairman.

**16/109 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/16/0770	Mr M Ward, c/o LA Architects, The Studio, Brighton Road, Housedean, Lewes BN7 3JW	Industrial Unit, Roman Spring Farm, Caveridge Lane, South Chailey BN8 4BA: demolition of existing industrial unit and erection of replacement unit as a detached five bedroom dwelling house with associated landscaping and garage.	<u>Support</u>
LW/16/0781	Mrs L Taylor, LK-Space, Surrenden Road, Brighton. BN1 6NN	Land Rear of Horns Lodge, South Chailey: erection of single storey dwelling.	<u>Objections (see comments)</u>
LW/16/0812	Mr & Mrs Boyes, 1 The Martlets, South Chailey, BN8 4QG	1 The Martlets, South Chailey, BN8 4QG: erection of garage.	<u>No objections</u>

LW/16/0571	Mr P Martin, Northfields, East Grinstead Road, North Chailey BN8 4JB	St Peters Church, Church Lane, Chailey: erection of a wooden shed on concrete base.	<u>Support</u>
LW/16/0815	Mr & Mrs Pruden, The Old Reading Room, Haywards Heath Road, North Chailey.	The Old Reading Room, Haywards Heath Road, North Chailey: erection of a mansard style roof extension, two storey rear extension, new single storey bike store, lowering of the existing cellar floor slab and new window opening to the east elevation.	<u>No objections</u>
LW/16/0823	Mr & Mrs J Baillieux, c/o Ashdown Planning, 1A Beechview Parade, Walshes Road, Crowborough TN6 3RA	Rock House, Tilehouse Lane: change of use of garage/workshop to new holiday let (NB. split parish with Newick)	<u>Support (see comments)</u>
LW/16/0872	Mr B Garratt & Mrs S Davies 18 The Martlets, South Chailey, East Sussex, BN8 4QG	Demolition of existing garage and erection of two storey side extension.	<u>No objections</u>
TW/16/0117/TPO	Mr Andrew Woolley 14 The Martlets, South Chailey, East Sussex, BN8 4QG	1 x Willow T4 of the Order. Reduce height of tree to 3 metres above the first branch union.	<u>No objections subject to the involvement of the Tree Officer</u>

**LW/16/0781:** Councillors considered that little has changed over the years during which a number of applications have been made to build on the site. The one application to build a permanent structure on the site which was approved dates from over 20 years ago in 1994. This was to build a motel on the site and Councillors' recollection is that the site was at the time in the same ownership as the public house and the motel would have been run in conjunction with the public house. More recent applications have all been for the erection of dwellings with no direct link to the public house. Many of the factors which led to the more recent applications being refused, including the most recent application to be refused (LW/15/0812), remain 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 dwelling 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.

**LW/16/0823:** Councillors resolved to support this application subject to a condition being imposed that the garage/workshop, once converted to a holiday let, should only be used as a holiday let run as part of a business operated by the owners of Rock House and not used or sold as a separate residential property.

**16/110 Lewes District Council planning decisions, planning appeals and recommendations:**  
the following decisions were noted:

LW/16/0432	Ovensdean, Appledene Corner, South Chailey. BN8 4AH: alterations to outbuilding	<u>Granted</u>
LW/16/0168	The Dairy Office, Wivelsden Farm, North Common Road: section 73A retrospective application to change the use of the Dairy from office use to office and residential use.	<u>Granted</u>
LW/16/0625	Wowo Campsite, Wapsbourne Manor Farm, Sheffield Park, North Chailey: section 73A retrospective application to increase the number of seasonal camping pitches from 40 to 70 and all year round glamping pitches from 8 to 16 together with an associated extension to the area allowed for camping.	<u>Granted</u>
LW/16/0677	Pellingford, Lewes Road, Scaynes Hill RH17 7NG: demolition of existing outbuilding and single storey section of dwelling, erection of single storey side and rear extension and link to proposed two storey side extension.	<u>Granted</u>
LW/16/0745	Ovensdean, Appledene Corner, South Chailey. BN8 4AH: alterations to outbuilding	<u>Granted</u>
LW/16/0524	Sunnycroft, Mill Lane, BN8 4PU: conversion of existing detached garage into additional living accommodation.	<u>Granted</u>
LW/16/0739	Bramley, Lane End Common, North Chailey, BN8 4JH: conversion and extension of detached garage to form residential annexe.	<u>Granted</u>
LW/16/0691	The Marigolds, Station Road, North Chailey. BN8 4HG: loft conversion with hip-to-gable roof and two new dormers to front and rear roof slopes.	<u>Granted</u>

**16/111 Date of the next Planning & Environs Committee meeting:** Tuesday 6<sup>th</sup> December 2016 at 7.30pm in the Reading Room, Chailey Green.

Signed  
Chairman

*Peter Olbrich*

Date: 6<sup>th</sup> December 2016