



Chailey Parish Council

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Draft minutes subject to confirmation

A meeting of Members of the Chailey Parish Council Planning and Environs Committee (Urgent Planning Matters) was held on Tuesday 20th September 2009 in the Reading Room, Chailey Green commencing at 7.30pm.

Present: Cllr. L. Waller (Chairman)

Cllrs. P. Carpenter, D. Cowan, M Evans, J-P Ellis, K. Gould, S. Hampton, J. Millam & P. Olbrich.

Public present: Nil.

In attendance: R. Seccombe (Clerk)

- 1. Apologies:** Cllrs. M. Downey & J. Tillard.
- 2. Verbal representations by members of the public:** None.
- 3. Declarations of Interest by Councillors:** None.
- 4. Items not on the agenda which the Chair of the meeting is of the opinion should be considered as a matter of urgency:** None.
- 5. To receive the Chairman's site visit report for the following application:**

LW/09/0930	Mr C Dudley, Land adj Thistledown, Mill Lane, S. Chailey.	Planning Application - Erection of a two bedroom chalet style house and single detached garage.
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Members had previously been circulated with the text of comments submitted to LDC on 9.10.09 in time for the LDC deadline, following a site visit conducted on 8.10.09. The site visit was led by Cllr Millam, accompanied by Cllrs Cowan, Downey, Evans and Waller. Feedback from the site visit was supplied to the Clerk by Cllr Millam (Chair P&E) and by Cllr Waller (Deputy Chair P&E). for the purposes of submission of comments to LDC.

The case officer was advised as follows:

'Chailey PC **objects** to the application on the following grounds:

- over intensive development of the site (in terms of scale, siting, massing and design) resulting in a house with a garden and usable external space of extremely constrained size;
- development would be detrimental to the amenity of neighbours in terms of overlooking, noise, movement and visual intrusion and the new development is not considered to be respectful of, and appropriate to, the local area;
- access to the site is restricted and subject to the view of ESCC Highways may be detrimental to road safety;
- impact of works and proposed building on the root area of the existing boundary hedges.

For the reasons stated above the proposed development is considered to be contrary to ST3 and ST4 of the Lewes Local Plan'.

The Chairman invited Cllr Millam (who had led the site visit) to comment on the site visit:

Initials:

Date:

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Cllr Millam re-iterated the concerns of those attending the site visit about the size of house relative to the plot size and the proximity of the proposed development to the boundary. He said that it was an inappropriate development and further stated that the site visit had been helpful to evaluate the application in the context of the local area.

6. URGENT PLANNING MATTERS - to consider LDC & ESCC planning applications received:

At the time of the meeting no representations had been received on any of the applications shown below.

App rec 2.10.09/ Deadline 29.10.09	Name and address:	Work requested:	Council decision:
LW/09/1036 LW/2843/CC	St Peters Church of England Primary School, East Grinstead Road, Chailey Green.	Consultation by ESCC - Installation of new cess pool and replacement of a section of damaged underground drainage for ESCC Children's Services.	Support, subject to the case officer's consideration of specialist advice on matters of tree protection, as referred to in section 5 of the application.

Members reviewed the plans, photographs and statements supplied and considered the location of works and access to the site. Members agreed that the pipe repairs and works were both urgent and necessary to improve the school's foul water system.

App rec 7.10.09 Deadline 30.10.09	Name and address:	Work requested:	Council decision:
LW/09/0944	Mr F Guiacci, 4 Warrenwood, N. Chailey.	Planning Application - Erection of detached oak framed triple garage.	Support. No adverse impact on the amenity of neighbours is envisaged.
LW/09/1020	Mr & Mrs B Copping, Horns Lodge Cottage, South Street, S. Chailey.	Planning Application - Conversion and extension of garage to create linked accommodation to the existing property.	Support, subject to satisfaction of the 50% rule.

Re: LW/09/1020. Members commented on the use of the term 'linked accommodation' and noted that the development involved a change from a 3 to 5 bedroom property. No adverse impact on the amenity of neighbours is envisaged. Members noted that there would be no increase in roof height of the residence as a whole.

App rec 7.10.09 Deadline 30.10.09	Name and address:	Work requested:	Council decision:
LW/09/1022	Mr & Mrs J May, Little Wildings, Markstakes Lane, Chailey.	Planning Application - Roof extension and alterations including raising of ridge height by 0.5m, rebuild chimney, installation of dormer windows to front, rear and side roof slopes, erection of a two storey and single storey side extension and porch at front.	Support subject to satisfaction of the 50% rule, after taking account of the previous extensions included in the planning history.

7. Date of next P&E Committee meeting: Confirmed as Tuesday 3rd November 2009.

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Date:

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The meeting closed at 7.48 pm

Signed:

Chairman

Date:

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Date:

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