



# Chailey Parish Council

www.chailey.org

## Minutes

A Meeting of the Chailey Planning and Environs Committee was held on Tuesday 6<sup>th</sup> January 2015 at the Reading Room, Chailey Green, commencing at 7.30pm.

**Present:** P. Olbrich (Chairman).

Cllrs. S. Avery, D.Cranfield, J-P. Ellis, M. Evans, K. Matthews, J. Tillard.

**Public present:** seven.

**In attendance:** V.Grainger (Clerk).

15/1. **Apologies for absence:** Cllrs. P. Atkins, S.Griffin, J. Millam, D. Cowan.

15/2. **Verbal representations by members of the public:**

Mr Martin the applicant for Planning Application LW/ 14/0900 attended the meeting to explain the background to the application for change of use and conversion of a warehouse to a 5 bedroom dwelling. Mr Martin explained that the premises had been used previously by a recycling company and had remained empty. The property had marketed for rent over the last 14 months. As business premises there were restrictions on its use relating to access and distribution. Most companies interested in utilising the property had been unable to comply with the restrictions. The proposed new dwelling would reduce traffic movements and would be of modern design incorporating solar gain and heat exchange, ensuring no artificial heating requirements. The proposed development would comply with local policies and would not be detrimental to neighbouring properties.

15/3. **Declarations of Interest by Councillors:** Cllr. Tillard declared an interest in planning application LW/14/0900.

15/4. **Minutes: To agree and sign as a true record the Minutes of the Planning & Environs Committee Meeting held on Tuesday 2<sup>nd</sup> December 2014 and Urgent Planning Matters Meeting held on 16<sup>th</sup> December 2014.** The minutes were **Agreed** and signed as a true record.

15/5. **Items not on the agenda which the Chair of the meeting is of the opinion should be considered as a matter of urgency:** None.

15/6. **Lewes District Council Planning Applications:**

The Planning applications presented were duly considered by members and the following responses were confirmed and agreed:

Received Date	Response Due Date	Planning Ref No.	Name & Address	Work Requested	CPC Decision
12.12.2014	7.1.2015	LW/14/0900	Mr P Martin Roman Spring Farm Caveridge Lane South Chailey	<b>Planning Application:</b> Change of use and conversion of B1/B8 warehouse to provide a detached 5 bedroom dwelling, with associated landscaping and garage.	<b>Comment-</b> see below

Initials:

Date:

1

	<b>Response Date:</b> 10.1.2015				
		<b>LW/14/0911</b>	<b>Mr &amp; Mrs Sage Ulverstone Haywards Heath Road North Chailey</b>	<b>Planning Application:</b> Creation of a terrace with external stones under.	<b>Support</b>
		<b>LW/14/0934</b>	<b>Mr &amp; Mrs Sentence Chailey Hatch East Grinstead Road North Chailey</b>	<b>Planning Application:</b> First floor extension.	<b>Support</b>
		<b>LW/14/0919</b>	<b>Dr A Burleigh Flint Cottage Beggars Wood Road North Chailey</b>	<b>Planning Application:</b> Erection of a single storey oak framed extension to provide annexe accommodation (existing outhouse and shed removed)	<b>Support</b>

**LW/14/0900 Roman Spring Farm, Caveridge Lane, South Chailey**

Cllr. Tillard having declared an interest declined to comment on this application. Councillors were of the view that they supported the application with the recommendation that the current right of way be maintained by the applicant.

15/7. **Lewes District Council planning decisions and planning appeals and recommendations:** The list of planning decisions was noted.

15/8. **Consideration of the Formation of a Neighbourhood Plan Steering Group**

Cllr. Cranfield took the Chair for this item. Cllr. Cranfield explained the background to completing a Chailey Neighbourhood Plan. Cllr. Mathews had attended a recent LDC Neighbourhood Plan workshop and notes from that meeting were circulated for information. It was confirmed that the Parish Council had submitted the application to Lewes District Council to designate the whole of Chailey Parish in the Neighbourhood Plan area. The consultation period for the area designation stage was six weeks; there would be further consultation at various stages of the plan. It had been agreed that a steering group would be formed. Membership of the steering group would be three Parish Councillors Cllr. Matthews, Cllr. Evans and Cllr. Cranfield and three other members. This would provide a core membership of six.

A resident Mr Oliver commented that he was concerned that Lewes District Council had divided Chailey into two parts; and stressed that there was no North and South Chailey. A recent Parish Magazine article had implied that there was agreement to the division of the area. Mr Oliver was also of the opinion that there was one area of Chailey which had been excluded for future development.

It was explained that Chailey Parish Council had raised the issue of the division of the Village on several occasions. The division related to planning or "settlement" boundaries. The Neighbourhood Plan would consider the Village as a whole. The identification of planning development boundaries permitted more restrictive policies to apply to the rural areas outside the boundaries. The housing allocation for Chailey was a minimum of 30 dwellings in North Chailey and 10 at South Chailey. The Parish Council had considered that to delay the Core Strategy development by challenging the settlement boundaries at this stage would be detrimental to Chailey; as there would be no policies in place to prevent development should the Core Strategy be rejected or delayed.

Although the Parish Council may not influence the housing allocations it could influence the design, density and sustainability.

A resident Mr Jordan offered to join the Steering group. It was confirmed that the steering group would therefore include a seventh member and would meet on 8<sup>th</sup> January to confirm the terms of reference.

It was confirmed that task groups would cover three areas:

- Environment and Housing
- Local Economy & Transport
- Community

**15/9. Correspondence for Noting and Response:**

The listing of recent correspondence was circulated and noted.

**15/10. Items for Information and Future Discussion:**

- **Cllr. Ellis** reported a road traffic accident at the Wivelsfield Road junction, North Chailey. Cllr. Ellis suggested that ESCC Highways should be requested to cut back the verge to improve visibility.
- **Cllr. Olbrich** advised that he and Cllrs. Millam and Cranfield had felled a tree by St Peter's Primary School, which was overhanging the Highway following the recent extreme high winds.
- **Cllr. Cranfield** reported that he had attended the LDC Site Allocations meeting held on 23<sup>rd</sup> December. The presentation was made by LDC Planning Officers Robert King and Natalie Carpenter. An explanation had been provided as to how the various development sites had been assessed and scored; e.g. land at Oxbottom Lane and Fairseat House had scored 20. However, the allocations indicated 28 properties, which did not match to the total number of dwellings identified. It was noted that the planning boundary at North Cahiley would need to change to accommodate the housing allocation.

**15/11. Risk Implications including Implications to Crime and Disorder Act 1998 Section 17:**  
None.

**15/12. Date of next Planning & Environs Committee Meeting:**

Tuesday 3<sup>rd</sup> February 2014, Urgent Planning Matters Tuesday 20<sup>th</sup> January 2015.  
The meeting closed at 8.50 p.m.

**Signed:**

**Date:**

**Chairman**