



Chailey Parish Council

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A virtual meeting of Members of the Chailey Parish Council Planning & Environs Committee was held on Tuesday 5th January 2021 commencing at 7.30 pm.

Present: Cllr M Lethem, (Chair).
Cllrs S Avery, N Belcher, M Cornwall, M Evans, K Jordan, P Olbrich, R Penfold, J Tregenza.

Public present: None

In attendance: Mrs B Newell, Clerk to the Council.

The Chairman at the start of all virtual Full Council & Planning meetings will ask Council members to declare if there is anyone present in their homes who can see and/or hear the meeting in progress. It is the Councillors' responsibility to make this information available to the Chairman and the Clerk

21/001. Apologies for absence: Cllr Berry, Cllr Millam

21/002. Verbal representations by members of the public: None.

21/003. Declarations of Interest by Councillors: Cllr Penfold declared an interest in application TW/20/0092/TPO

21/004. Items not on the agenda considered as a matter of urgency: None.

21/005. Approval of minutes: Cllr Avery requested that a few grammatical changes be made to item 20/086. The Clerk will amend. Minutes to be published in draft form and signed off at next month's meeting.

21/006. Lewes District Council planning applications: The following planning applications were considered by Councillors and the following responses were agreed:

Planning Application	Applicant	Work requested
LW/20/0757 Response: 04.01.21	Chailey Place, Chailey Green, BN8 4DA	External fenestration works, internal alterations and refurbishment. The Council support this application. Proposed by Cllr Olbrich, seconded by Cllr Jordan. All in favour
LW/20/0765 Response: 30.12.20 Extension requested	East Ades, Cinder Hill, Chailey, BN8 4HP	Erection of a single storey side extension, internal alterations. The Council support this application. Proposed by Cllr Jordan, seconded by Cllr Olbrich. All in favour.
LW/20/0751 Response: 30.12.20 Extension requested	Gradwell End, South Chailey	Variation of condition 1 (plans) in relation to LW/17/0697 to amend the car park area. The proposal of this application is to enlarge the parking area to create a turning circle for refuse vehicles etc. The application has generated several objections. The foremost objection being that it would be too close to the boundary of nearby neighbours and that the circle would not be adequate to enable vehicles to turn, therefore vehicles would have to reverse, creating reversing noises. It has been noted that neighbours have endured a degree of disruption and inconvenience during the development. The Council agreed that a decision could not be made on this application without a site inspection. Cllr Lethem and Cllr Evans to visit the site 6th January and report back

		to the Council with their findings. Clerk to request further extension.
LW/20/0775 Response: 18.01.21	Troffgate Farm, East Grinstead Road, North Chailey	Change of use of land for stationing of an agricultural worker's mobile home for a temporary period of 3 years. The Council support this application. Proposed by Cllr Olbrich, seconded by Cllr Tregenza. All in favour, one abstention.
LW/20/0823 Response: 21.01.21	Chippinge, North Common Road, North Chailey	Installation of a swimming pool and erection of a pool house, a storage building/barn and 2 x glasshouses. It was noted that this application could have gone through as permitted development, but due to the height of the property, a full application is being made. One objection has been made by a neighbour concerned about height, size, and privacy. The Council queried whether the application is over development and agreed to visit the site to ascertain. Cllr Lethem and Cllr Evans to visit and report back to Council with their findings.
TW/20/0092/TPO	Nightingales, 1 Great Rough, Newick, BN8 4HY	Cedar (T20) – fell because of low hanging branches over road, replant with standard in the same position. The Council support this application providing the Tree Officer is involved.

21/007.To discuss the following draft planning documents issued by Lewes District Council for consultation purposes:

- **Draft Interim Policy Statement for Housing Deliver**
- **Approach to Disaggregating Local Housing Need for the purpose of the five year housing land supply.**

Cllr Lethem expressed the importance of the above two documents and summarised as follows: Significant changes to housing delivery lie ahead, largely driven by the 5 year housing supply. This is due for re-calculation and the suggestion is that the number of houses that need to be built in the Lewes district area to meet supply will rise from 345 houses per year to 782. This is a substantial increase.

The documents provide information on how Lewes District Council (LDC), intend to meet that increase without making sweeping changes to the planning laws. To meet the increased demand in housing, there will be a “presumption in favour of sustainable development” - the criteria of which is laid out in the documents to form the basis that will be used to make a decision and where this can be supported.

- Building outside the current planning boundaries is a possibility. A site adjacent to a current planning boundary would be looked upon positively.
- The scale of the development would be assessed.
- Access to the local community, ie public transport and pedestrian access to facilities would be considered.
- Coalescence of different settlements, such as the merging of North Chailey and Newick would be viewed negatively.
- Ecological issues would be looked at.
- The layout of the development would be taken into account so that it would make sufficient use of space – abundant developments would be favoured more so than sparse.
- Sufficient infrastructure would need to be in place to accommodate proposed developments.

Planning boundaries will become a lot less important and anything that can tick the box that is outside the planning boundary would probably receive permission to build on.

The second document; Disaggregating Local Housing Needs explains that Lewes District Council lies partly in the South Downs National Park (SDNP) and partly outside. A separate housing target for the area inside the SDNP will be set. The proposal is that 70% of the housing would be

allocated to outside the SDNP, therefore, this means that areas in Lewes district outside of the SDNP would need to achieve a target of 602 (out of the 782). Consequently, proposals for developments that would not have been considered in the past may very well be given permission to build on, and such proposed developments could be pushed towards villages such as Chailey.

Cllr Jordan followed up by adding that the existing planning boundaries were drawn up on the expectation that only 345 houses a year would be built - we now know from the documentation that the requirement is going to be significantly more, therefore making the existing planning boundaries irrelevant. Cllr Jordan thought that the criteria that LDC have proposed is good. He remarked on the Annex of the first document which classifies the criteria hierarchy to the various parts of the district which fall outside the SDNP. Chailey (split into three parts) are all in the bottom of the hierarchy, suggesting the characteristics of Chailey are not considered desirable elements of the criteria in the document, which is fortunate for Chailey.

Cllr Jordan remarked that the formula in the second document (splitting of the figures) is helpful, before in the past, there has been a tendency to steer development away from the SDNP, to have an actual formula is of benefit and should be noted with approval.

Cllr Evans suggested that it might be useful for the Council at future Planning meetings to begin discussions on how we see and how we would like Chailey to develop. It is inevitable that at some point development proposals will come forward, therefore it would be helpful to have an idea of where the Council believe there to be development opportunities. Clerk to add an item to the next Planning meeting in February.

Cllr Cornwall was wary of any kind of over development in Chailey and is mindful of the lack of infrastructure within the village that could sustain such developments.

A response to the documents is required by the end of January - Cllr Lethem concluded that the overall feeling to the documents is generally supported by the Parish Council. It is important to recognise the issues raised in the documents and the Parish Council feel that the proposals within are generally acceptable. They do however, express some concern at the number of properties that we may need to find space for without substantially changing the nature of the village. Proposed by Cllr Jordan seconded by Cllr Olbrich. All in favour.

21/008 To view the Heads of Terms drafted by UKPN for a substation to be situated on Common land at the junction of the A275 and Beggars Wood Road. Chailey Parish were informed by UKPN in March 2020 that they would like to remove high voltage overhead lines on Beggars Wood Road and replace with an HV underground cable. A small substation (1.2m x 1.2m x 1.2) would need to be installed along the verge of Beggars Wood Road. Cllr Lethem met with UKPN back in August to discuss. He explained that although the substation is not large, they will need a large concrete base for it to sit on and they would also need to erect a fence around the substation. It will therefore be a significant feature. Cllr Lethem, when he met with UKPN, stressed that it should sit as far back as possible, be inconspicuous and not obstruct vision at the junction. The Parish Council at that time, did not have any objections to this work being carried out. Since then, UKPN have been advised that the land in question is Common land, and they must therefore make an application. Before they can do this, they need to be sure that the Parish Council are satisfied with the positioning of the substation. UKPN have advised that there will be no cost to the Council for these works or future maintenance. An annual rent of £100 per annum would be paid to the Council, which was queried by Cllr Cornwall as being rather low – Clerk to gauge from James Tillard as to what might be an appropriate fee to receive.

Cllr Cornwall and Cllr Belcher did not feel that the siting was at all appropriate. Cllr Evans felt that the installation would in fact be a good “trade-off” as it would mean that overhead lines would be replaced by underground cables. Cllr Lethem confirmed that lines from the box would be buried and that we would lose the telegraph poles. Clerk to seek example picture of the substation and send to Councillors. Clerk to also invite UKPN to next month’s Planning meeting and a final decision by the Council will be made then.

21/009 Cllr Olbrich to update Council on the meeting held 11th December between CPC, the Sports Club, and the Commons Society regarding installation of rabbit proof fencing and a storage container within the vicinity of the Sports Club.

Cllrs Olbrich, Belcher and Cornwall met last month with Steve Allan and Jem Stone, representatives of Chailey Colts and Michael Way, representative of the Commons Society. The Sports club want to put up rabbit fencing around the football area and they would also like to have a storage container.

Mr Way suggested in the first instance that ferreting is considered to reduce the number of breeding rabbits. If fencing were to go up, he asked that it sets out what the Club would wish to achieve over a five year period so that it can be seen how the drainage, fencing, rabbit control and maintenance of the paths will work and allow other users access through to the Commons.

Regarding the style of fencing, Mr Way suggested post and rail with at least five gates and mesh added to the post and rail. The Sports Club are eligible to some funding from the FA and will investigate costs of post and rail fencing. They would also be responsible for the upkeep of the fence. The Council suspect that this type of fencing may be unaffordable and for that reason alternative fencing may need to be considered ie wired fencing that can be stepped over.

Cllr Belcher stressed that it is important to remember that the ground at the Sports Club is in poor condition. The FA will provide funding to help bring the grounds into a better condition, but this is dependent on the grounds being made safe first – the Council have invested a huge amount of money into refurbishing the Sports pavilion and it would be foolish not to support the Sports Club in their attempts to make the ground fit for playing on. Cllr Belcher pointed out that most of the club's home fixtures have either been played away or cancelled due to the substandard conditions.

It was agreed that ferreting would be a starting point. Cllr Cornwall to provide details of a Ferreter and the Clerk will obtain quote for ferreting services and bring to the Full Council meeting in January. Should the quote be acceptable, then Clerk will authorise in writing. Looking forward – suitable fencing may still need to be considered to alleviate rabbit problem and to prove to the FA that practical attempts are being made to make the pitch safe. Cllr Olbrich to discuss this with the Sports Club.

Regarding the container, Mr Way suggested the need for a temporary storage container could also be judged against a temporary five year plan. The Council feel that a container will be an eyesore wherever it is placed and may attract vandalism. Cllr Olbrich reminded the Council that LDC gave permission for a container, and he asked if it could not be considered for a temporary period as suggested by Mr Way. The Council are not against storage facilities but do not think that a container is suitable to place on the grounds. A visually pleasing structure would be more appealing to the eye, and the Council wonder if the Sports Club could raise funds to accommodate this. Cllr Olbrich to feedback to Sports Club.

21/010 To discuss potential locations sites in the village for a Fish & Chip van.

The Clerk has received a request from a trader asking if there are suitable spots in the village that he can trade his fish and chip van from. There is already a fish and chip van in South Chailey on a Wednesday therefore one in North Chailey may be appropriate, but not on a Wednesday. Cllr Millam, although not at the meeting, had previously spoken with the Clerk and suggested that the layby by the King's Head car park would be a suitable spot. Cllr Olbrich suggested the layby opposite the café in North Chailey. Clerk to notify the trader.

21/011. To note Lewes District Council's planning decisions and the results of appeals:

Planning Application	Applicant	Work requested	CPC decision	LDC decision
LW/20/0684	8 Kilnwood Lane, South Chailey	Erection of a rear side ground floor extension	No objection	Permission granted

21/012.Date of next Planning & Environs Committee meeting will be held on Tuesday 2nd February 2021 at 7.30pm.