



Chailey Parish Council

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MINUTES

A meeting of Members of the Chailey Parish Council Planning & Environs Committee was held on Tuesday 1st February 2022 at St Peter's Church, commencing at 7.30 pm.

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

Public present: None.

In attendance: Mrs B Newell (Clerk)

22/009. Apologies for absence: Cllr J Tregenza (non attendance)

22/010. Verbal representations by members of the public:

Mr P Menniss	-	LW/21/0996
Miss H Menniss	-	"
Mr B Doull	-	"
Mr J Gould	-	LW/21/0942
Mr & Mrs Campbell	-	"
Mrs R Seccombe	-	"
Mr & Mrs Shilliam		LW/21/0942 & LW/21/1000
Mr & Mrs Tulley		" "
Mr J Moss		" "

22/011. Declarations of Interest by Councillors: Cllr Penfold declared an interest in planning application LW/21/0942 and refrained from voting. It was noted that Cllrs Avery, Jordan and Olbrich who all live on Cinder Hill had an interest in planning application LW/21/1000; the Chair did not think that there was a conflict of interest with their declarations and advised that they would be able to vote.

22/012. Items not on the agenda considered as a matter of urgency:

- Cllr Ken Jordan briefed the Council on the latest developments of recruiting a new Clerk. Three applications have been received and interviews will take place on the 11th February. The interviews will be conducted by the Personnel Committee, with the attendance of a senior member of East Sussex Association of Local Councils.

22/013. Approval of minutes: The P&E minutes (Scheme of Delegation Meeting) from the 5th January 2022 were signed by Cllr Jordan.

22/014. 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/21/0996 Response: 28.01.22 Extension requested	Miss & Mr H & WG Menniss & Doull	Land adjacent to Bernisdale, Haywards Heath Road, North Chailey, BN8 4DP – Erection of 1 no. 4 bedroom dwelling house and detached garage consisting of a 1 bedroom annexe. Miss Menniss, applicant, outlined the reasons behind the proposed development; the land is owned by a family member who has been in the

		village for many years. Miss Menniss, who was born and brought up in Chailey, but now lives outside, would like to return home and to help support her family. She felt that the design of the development is sustainable and fits in with the area. CPC, after debate decided to make no comment on this application. Proposed by Cllr Jordan, seconded by Cllr Avery, six in favour, one against, three abstentions. Motion carried.
LW/21/0990 Response: 11.02.22	2 St James Walk, Chailey	Single storey side extension with pitched roof, 4 no. roof lights and 2 no. windows and 1 no. patio door on rear elevation. Cllr Olbrich proposed to support the application. Seconded by Cllr Cornwall. All in favour. Motion carried.
LW/21/0878 Response: 18.02.22	Thelkenber, Green Lane, Chailey	Demolition of bungalow and erection of 4 no. dwelling house for Mackellar Schwerdt Architects Cllr Avery proposed to support this application, seconded by Cllr Evans. Six in favour, four against. Motion carried. To note, if this application is approved by LDC, then CPC would ask that consideration is given to those residents living nearby so that the level of disruption when building starts is kept as much as possible to a minimum.
LW/21/0942 Response: 23.01.22 Extension requested.	Brookworth Homes Ltd	Land south of Camelia Cottage, Station Road, North Chailey. Erection of 7 no. dwelling houses for Brookworth Homes Ltd. Cllr Jordan proposed to object to this application. Seconded by Cllr Berry. All in favour. Please see reasons below for objections.
LW/21/1000 Response: 02.02.22 Extension requested	Reside Developments, Dorking	Land west of Oxbottom Lane, Newick. Redevelopment of the site to provide 21 residential dwellings along with parking, open space and all necessary infrastructure. Cllr Berry proposed to object to this application. Seconded by Cllr Cornwall. All in favour. Please see reasons below for objections.
TW/21/0082/TPO	St Helen's Chapel Community Centre, New Heritage Way, North Chailey	Tree work application – tree preservation Order No. 10 (1995) CPC are happy to support this application so long as the tree officer is satisfied with the intended works to be carried out.

- **LW/21/0942**

Drainage:

There is a major issue with surface water drainage; the drainage assessment submitted for the application contains worrying flaws. There is an established and long running history of run-off from an adjacent development site (Upper Station Gardens) which has resulted in saturation and flooding to land south of the proposed development.

The assessment rests on the assumption that surface water can be discharged on to adjoining land. This will make the situation of saturation worse and is unacceptable. Soil surface testing “carried out at the next stage” as indicated in the submission report is astonishing as this is a major and fundamental issue and needs to be put in order well before a next stage. The report also says that on the adjoining site, the water levels in two tests rose in two hours therefore testing had to be abandoned. The report goes on to say that the soil may be sufficiently porous, but the presence of a ditch and the test results on a neighbouring site makes the probability low. The alternative route of discharging into the ditch is “attractive” at this stage. The topographic survey says that the ditch is untraceable but notes a private ditch on neighbouring land. A surface water drawing shows the surface water outflow terminating effectively onto adjoining land which is not acceptable. The application does not contain a sustainable strategy of discharging surface water into a public drain or water course without run off onto neighbouring land. Evidence for an impregnable drainage system should be provided now which it has failed to do. The same problem occurred with the adjacent development of Upper Station Gardens which resulted in

destructive consequences for residents south of the development that remain unsolved to this day.

If planning consent is given, then the drainage problems that are already there will get worse. It needs to go through the public drainage system. Unfortunately, there is no public drainage system. The ditches that the applicant refers to are field ditches, the drainage through gardens are standard land drains, most of which are of the old clay typ. They are not sealed and most likely filled with silt, therefore, the water does not go anywhere apart from ditches dug on private land. Highways have said that this is not an issue, but CPC and residents feel the exact opposite.

Southern Water have put in two new pumps which work to capacity. If more water enters the pumping station, then the pumps will fail, which will cause an outpour of sewage to those living on the southern side of Lower Station Road, creating a public health issue.

The drainage system needs major review before any development can be sanctioned.

To note, should LDC and other authorities require evidence of the existing problems with drainage that have occurred after the Upper Station Gardens development, then we will be happy to provide.

Light & Overshadowing:

The development will have a massive impact on those houses to the west in Great Rough. Properties will be overshadowed. Diagrams professionally drawn up by residents living in Great Rough show that their back gardens and rear elevations from September to March will be overshadowed - this goes against the Neighbourhood Plan. The applicant has not provided a full daylight and sunlight analysis – and should be asked to do so.

There will also be overlooking; one building will have a roof terrace, there are two triple garages that will have external staircases with platforms and five houses with Juliette balconies. Some properties situated in Great Rough are on terraced land, therefore one of the properties, as an example, will be looking out at one of the triple garages which will be over 8 metres tall, cutting out light and outlook.

Interim Policy Statement on Housing Delivery:

Issued by LDC as guidance to development sites outside the planning boundary; this gives criteria on which sites can be assessed on. Many aspects of the proposed development do not satisfy the criteria (such as biodiversity and building on green space) to which LDC, as the providers of the Policy are asked to reflect upon when making their decision on this application.

The overall layout, the over development and the size of the properties are unacceptable. This type of housing is not needed in the village; it is not appropriate, and not affordable.

Tree Clearance:

CPC and many residents consider the initial clearing of the trees on the site as rather “underhand”. No prior warning was given and it is plain to see that land has been cleared before planning permission has been given. This does not give the Parish Council confidence in the credence of the Developer.

Erosion of the gap between Newick and Chailey:

As with the Chagley development, the gap between the villages of Newick and Chailey will disappear. Both parishes do not wish to see a coalescence of the two villages.

- **LW/21/1000**

Access on to Oxbottom Lane:

Oxbottom Lane is already a busy road, and the impact of extra traffic on Oxbottom Lane, Cinder Hill and the A272 will exacerbate the infrastructure problem further. The only way of managing extra traffic is to widen both Oxbottom Lane and Cinder Hill which would do boundless ecological damage and spoil the character of the lane.

Drainage:

CPC stand by the same response they submitted to the Public Consultation, and that is that there is a risk of serious flooding on the site and to surrounding areas that would become even more damaged if a greater area was concreted over. The example of Upper Station Gardens has been mentioned in the previous application, and the same example is relevant with this application. CPC reiterate that the whole drainage system needs to be reviewed before any application is accepted.

To note, residents living near to the proposed development site have had to clear the culvert themselves that goes under the road at Lower Station Road – ESCC have never shown any interest nor accepted any responsibility in clearing and maintaining. CPC will draw Cllr Matthew Milligan’s attention to this matter and ask him to interject with Highways.

Erosion of the gap between Newick and Chailey:

The gap between the distinct villages of Chailey and Newick would disappear, and to repeat, neither parish wish to see a coalescence of the two villages, specifically mentioned in national as well as local planning policies as undesirable and not intended.

The Appeal decision for a nearby site in Oxbottom Lane (May 2018) found that the “*appeal site is outside of any built-up area boundary as defined in the Local Plan and is, in policy terms, in the countryside, falling between the villages of North Chailey and Newick*”

This development (and LW/21/0942) associate themselves with Newick, however neither are building any community infrastructure. No extra school provision has been provided in the plans. Newick Primary School is already oversubscribed

22/015. To note Lewes District Council’s planning decisions and the results of appeals:

Planning Application	Applicant	Work requested	CPC decision	LDC decision
LW/21/0066	Bluebell Railway, Sheffield Park Railway Station	To add a 7 ¼ “ scale miniature railway to the existing heritage station site, parallel to motor vehicle driveway. To erect security gates at main motor driveway entrance to east of site to be locked in open position at all times of operation but affording site security out of hours	Support. P&E Sept 2021	Approve
LW/21/0608	East Ades, Cinder Hill, Chailey	Erection of a single storey side extension, internal alterations	Support P&E October 2021	Approve
LW/21/0889	3 Longhurst Cottages, Haywards Heath Road, North Chailey	Demolition of existing rear conservatory and erection of single storey extension to rear, removal of existing roof lights and erection 2no dormers to front and rear.	Support. P&E January 2022. CPC noted that new extension extends right to edge of the boundary and would like to see a 1m gap between the properties	Approve
LW/21/0907	Foxglove Cottage, Green Lane, Chailey	Removal of tile cladding from all elevations and replacement weatherboarding.	Support P&E January 2022	Approve
LW/21/0921	Birchlea, Haywards Heath Road, North Chailey	Removal of single storey garage and replacement two storey garage with 2no high level windows to the rear, 2 no west facing front dormers	Support P&E January 2022 CPC suggested that a condition is applied so that new garage does	Approve

		and 2no windows to north and south side gable ends	not become a separate dwelling.	
LW/21/0851	1 Leyland Cottages, Haywards Heath Road, North Chailey	Two storey extension and single storey rear conservatory.	Support P&E December 2021	Approve

22/016. Date of next Planning & Environs Committee meeting will be held on Tuesday 1st March 2022 at 7.30pm at St Peter's Church.

Signed by:
Chair

Date: