



# Chailey Parish Council

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## MINUTES

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

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

**Public present:** Mr & Ms Baker, Mr & Ms Cleve, Mr C Higson

**In attendance:** Ms D King (Clerk)

**22/017. Apologies for absence:** Cllr R Penfold, M Cornwall (non attendance)

**22/018. Verbal representations by members of the public:**

Mr & Mrs Durnford - LW/22/0089

Ms H Ball and Mr R Agnew representing Gladman Developments to discuss proposals for land behind old Swan Pub.

**22/019. Declarations of Interest by Councillors:** None

**22/020. Items not on the agenda considered as a matter of urgency:**

- Cllr M Lethem raised the publicising of the Planning and Environs Committee meetings and proposed posting notice of meetings on Chailey Chat. It was agreed to post notice of Full Council and Planning and Environs meetings on Chailey Chat with a link to the Chailey Parish Website where the full agenda is published. The agenda is also posted on the 3 village noticeboards.
- Cllr K Jordan informed the meeting of a NALC virtual meeting on 29<sup>th</sup> June 2022 on Refreshing and Revising Local Plans. Ken proposed that Chailey Parish Council should be represented at the meeting.

**22/021. Approval of minutes:** The P&E minutes from 1<sup>st</sup> February 2022 were signed by Cllr Lethem.

**22/022. 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/22/0037 Response: 11/03/22	Providence Cottage, Lower Road, Newick	Single storey rear extension with flat roof for Mr & Mrs Geary. <b>Cllr Jordan proposed to support the application. Seconded by Cllr Belcher. All in favour. Motion carried.</b>
LW/22/0057 Response: 11/03/22	Treetops, Lower Station Road, Newick	Single storey gable extension to front of property to create garage and creation of porch with pitch roof, various alterations to fenestration for Mr & Mrs S Hill. <b>Cllr Evans proposed no objection to the application. Seconded by Cllr Belcher. All in favour. Motion carried. Cllrs Tregenza, Avery and Evans noted that they would have preferred brick to render as the external finish.</b>
LW/22/0089 Response: 11/03/22	Highbury Farm Markstakes Lane,	Hybrid application comprising full application for 1no dwelling house and outline application for 3no

	Chailey	<p>dwellinghouses with all matters reserved except access and layout for Mr &amp; Mrs Dunford. <b>Mr &amp; Mrs Durnford, applicants, outlined the reasons behind the proposed development and the hybrid application. The 1no dwelling house would enable Mr &amp; Mrs Durnford to live at the site they have been farming for 10 years. The outline for 3 houses would be for self-build houses with a condition that they were lived in for at least 3 years by the owner/builders. CPC after some debate decided to make No Recommendation on this matter.</b></p> <p><b>CPC would feedback to LDC that there should be an agricultural tie on Plot 1. With regards to Plots 2,3,4 there were reservations with regards to drainage. CPC would prefer to see 2 bed over 3 bed houses to maximise affordability and that there is a condition that the houses are self-build. Proposed by Cllr Avery. Seconded by Cllr Evans. Passed with 6 Cllrs in favour and 3 abstentions.</b></p>
LW/22/0014 Response:25/02/22 Extension requested	Freshwater Cottage, Jackies Lane, Newick	<p>Single storey side extension with pitched roof and pitched lantern roof light for Mr D Robinson <b>Cllr Olbrich proposed to support this application, seconded by Cllr Belcher. All in favour. Motion carried</b></p>
LW/22/0082 Response: 23.03.22	Elm Cottage, Beresford Lane, Plumpton Green, E.Sx, BN8 4EN	<p>Two storey side extension with pitched jerkinhead front end, 3no side facing pitched roof dormers and alterations of fenestration. <b>It was noted that this was a large extension but was less than the 50% ground area rule. Cllr Belcher proposed to support the application, seconded by Cllr Olbrich. All in favour. Motion carried.</b></p>

## 22/023 Representation by Gladman Developments regarding potential development to land behind the former Swan Public House

Helen Ball from Gladman Developments (GD) introduced the company and the proposals. GD assists landowners to consider the most appropriate strategy for their land. They have recently been bought by Barratt Developments plc. As experts in the industry, they target areas that are unable to demonstrate a five year housing land supply. LDC is currently in this position. In these circumstances promoters can argue that the demand for housing overrides factors such as environmental or community concerns. GD are suggesting 55-60 new homes with 40% of these being affordable. Any development would produce S106 and CIL payments. They propose access to the site via the old field access point. The development would obtain a 10% biodiversity net gain and a play area would be provided. GD obtain planning permission for the landowner but are not developers. A separate developer would be responsible for the build. GD can send CPC a copy of their design code for comment.

Cllr Evans asked what benefits the village might expect from the development. e.g. a crossing for A275 or a safe walking route to St. Peter's School.

Cllr Jordan noted that the Chailey Neighbourhood Development Plan should include a mix of one, two and three bedroom starter homes and sheltered and smaller units for the elderly designed in accordance with lifetime homes principals. Developments should not affect the quiet rural nature of the village.

GD acknowledged that the LDC planning officer would have a say in the units agreed.

Cllr Belcher was concerned at the number of developments being considered in the local area. This site should not be considered in isolation. Cllr Lethem noted that the housing need changes from the original Local Plans were political and not necessarily housing need led.

Members of the Public present were from Swan Close which backs on to the proposed site. Issues with regard to; damage to the ancient woodland and environment, drainage, loss of view and that the suggested density was far too high. They also noted that the site was not in the development plan. Members of the public present also noted that it appeared that clearance work in had already appeared to have started which has already affected the biodiversity in particular trees had been taken out up the boundary.

GD were thanked for speaking to the meeting.

**22/024.** To note Lewes District Council's planning decisions and the results of appeals:

<b>Planning Application</b>	<b>Applicant</b>	<b>Work requested</b>	<b>CPC decision</b>	<b>LDC decision</b>
LW/21/0669	Longford House, Cornwell's Bank, North Chailey	Part conversion of an ancillary storage building to form two holiday let units together with alterations to fenestration	Support P&E September 2021. Subject to development not becoming a separate dwelling.	Approve
LW/21/0523 aka LW/21/0524	Chailey School, Mill Lane, Chailey	Erection of canopy	Support P&E September 2021	Approve

Decisions Received Since Agenda Published

<b>Planning Application</b>	<b>Applicant</b>	<b>Work requested</b>	<b>CPC decision</b>	<b>LDC decision</b>
LW/21/0996	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.	CPC, after debate decided to make no comment on this application. P&E February 2022	Refused
LW/21/0990	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.	Support P&E February 2022	Approve
LW/21/0415	33 Bluebell Business Estate, Railway Lane, Sheffield Park, North Chailey,	Demolition of B1 use building and construction of new B1 use building on two floors with provision for parking	CPC decided it could not conclude on this application without a site visit. Clerk to arrange as soon as possible.	Approve
APP/P1425/W/21/3273883	Land at Coldharbour Lane, North Chailey, BN8 4HJ	18 dwellings	Planning Appeal Result received	Appeal dismissed, permission refused

**22/025. Tree Order – Information Only**

**22/026. Electric Vehicle Charging Points**

Cllr Jordan informed the Committee that given the move to electric vehicles the need for the village to install charging points would become something CPC would need to consider. To be raised at a later meeting.

**22/027.** Date of next Planning & Environs Committee meeting will be held on Tuesday 5<sup>th</sup> April 2022 at 7.30pm at St Peter's Church.

Signed  
by:  
Chair

Date: