



Chailey Parish Council

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MINUTES

A meeting of Members of the Chailey Parish Council Planning & Environs Committee was held on Tuesday 5th April 2022 at St Peter's Church, commencing at 7.30 pm.

Present: Cllr M Lethem (Chair).
Cllrs S Avery, Cllr M Belcher, Cllr M Evans, Cllr J Millam, Cllr M Cornwall,
Cllr P Olbrich, Cllr J Tregenza

Public present: Mr Michael Campbell, Ms Susan Campbell, Ms Rachel Secombe, Mr Martin Benson, Ms Victoria Rowlands, Ms Justine Henstridge, Mr Iain Henstridge, Ms Liz Midgely, Mr Chris Rylands and Ms Alexis Rylands

In attendance: Ms D King (Clerk)

22/028. Apologies for absence: Cllr R Penfold, Cllr E Berry, Cllr K Jordan

22/029. Verbal representations by members of the public:

Mr M Campbell, Ms R Secombe, Ms S Campbell, Mr I Hensridge and Ms J Henstridge came to the meeting to discuss planning application LW/21/0942

Mr B Benson came to the meeting to discuss planning application LW/22/0120

Ms L Midgley, Mr A Rylands, Ms C Rylands to discuss Rowheath Playground.

22/030. Declarations of Interest by Councillors: None

22/031. Items not on the agenda considered as a matter of urgency:

Cllr Cornwall reported the condition of Oxbottom Lane is in particularly bad condition. Clerk to contact ESCC Highways. Cllr Tregenza reported that all of Green Lane had been done. Cllr Evans said that road conditions would be on the Agenda at the SLR on the 4th May 2022.

22/032. Approval of minutes: The P&E minutes from 1st March 2022 were accepted as true and accurate. Proposed Cllr Belcher, seconded by Cllr Cornwall. All in favour.

The Clerk was reminded that draft minutes should be posted on the Chailey Website, noted as draft.

22/033. Cllr Olbrich to Report on Rowheath Playground installation and to propose additional works and costings to be taken to Full Council on 19th April 2022

Cllr Olbrich reported that the playground was now installed. There had been additional costs of £1,787.50 +VAT following the delays due to discussions with nearby residents and a new survey of underground cables due to re siting play equipment following meeting with residents. The re siting of equipment also means that the Playground sign was no longer accurate and furthermore included an aerial overview of a resident's property. Following a site visit with the Clerk it is proposed to install Parking signs in the parking areas close to the playground, behind the netball net. Previous work had installed matting to strengthen the ground for car parking.

It was proposed to install no parking signs on the verge of the playing field to prevent cars from Parking on the verge. An additional waste bin was proposed to be installed by the Car Parking area. Cllr Avery was against parking on the Cinder Hill north grass verge.

Following installation of the equipment some parishioners had complained that there was no equipment for wheelchair using children to use. The Swing Seat installed had been recommended by Playdale as accessible for children with different abilities but was not suitable for wheelchair users. Cllr Tregenza is to meet with Chailey Heritage to see if they have any facilities that the wider community could use. Cllr Belcher noted it was difficult to provide facilities for all needs.

Cllr Tregenza reminded the Committee that Rowheath was decided as the site after surveys carried out in the Parish several years ago. Cllr Belcher noted that the play area had been in public discussion for over a year. Cllr Cornwall reported that a number of local families had fed back to him that they had used the equipment and were very happy with the playground. Cllr Olbrich was thanked for his work in achieving a new playground for the Parish.

Ms L Midgley, Ms A Rylands and Mr C Rylands of Wildings Farmhouse spoke to raise their concerns with regards to the Playground. The road leading to Wilding Farmhouse is owned by the Parish but Wilding Farmhouse have right of access and responsibility for maintaining the driveway. Mr & Ms Rylands are concerned that the Playground will significantly increase the amount of traffic and this will have an impact on the condition of the roadway. They felt that such responsibilities and legalities should have been sorted before the works went ahead. Cllr Avery noted that there had been a designated parking area for many years, Cllr Olbrich noted the under-surface matting was installed 2-3 years ago in the Car Parking area. The Rylands were upset that at the meeting with residents on March 7th believed they had been given a verbal assurance that the Trim Trial equipment was not going to be installed, the letter following the Full Council meeting on the 15th March 2022 went against this and the equipment had been installed. Cllr Lethem responded that the councillors present at the meeting on March 7th would not have been able to give a firm assurance about the installation of the Trim Trial equipment since this would be a decision for the full council, however it had been felt that this was a likely way forward. When the matter was discussed by the full council there was a clear feeling that the equipment should be installed in a new location that had been suggested by Playdale. Cllr Lethem indicated that prior to the meeting he personally had not expected a decision to install all the equipment and was surprised when the Full Council had strongly supported the installation of all the equipment and that it was the decision of the Full Council that must be followed.

Cllr Lethem noted that the playground is a new facility and that the impact this is having with regards to Car Parking, the Driveway and Littering can be monitored and the Council can attempt to mitigate any issues. Any noise nuisance issues should be reported to Lewes District Environmental Health Officers.

The Public present felt that the Playground was in the wrong place not suitable for Rowheath and that it should be moved to South Chailey or Sports Club.

Cllr Evans proposed that the Car Parking signs, new Playground sign and mulch required under the Trim Trial equipment as it had been moved off the grass to a less visible location be actioned. Seconded Cllr Avery. All in favour.

Clerk was asked to contact Lewes District Council with regards to emptying the currently full bin and to inform the Chailey Litter pickers of the concerns at this site of regular littering.

The responsibility with regards to maintenance of the roadway to Wilding Farm to come back to a Full Council Meeting.

22/034.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/22/0013 Response 25/03/22 Extension requested	4 Downs View, North Chailey, East Sussex BN8 4HB	Removal of existing single storage rear building and replacement two storey side extension with pitched roof, 2no. rear and front windows. Cllr Olbrich proposed to support this application. Seconded by Cllr Tregenza. All in favour.
LW/22/0061 Response 25/03/22 Extension requested	Longridge Barn North, Common Road, North Chailey, BN8 4ED	Erection of two storey detached garage with pitched roof and enlargement of driveway access. Cllr Olbrich proposed support subject to a S106 that it should not become a separate dwelling. Seconded Cllr Evans. All in favour.
LW/22/0120 Response 11/04/22	Land On the North West Side of Cinder Hill, Chailey, East Sussex	Use of agricultural land as a seasonal campsite for up to 26 pitches. Pitches operating between April/Easter to September. Application follows use for 56 days in 2021 no complaints were received from the public at this time. There were concerns regarding smoke and light pollution from fires. Mr Benson confirmed that only wood bought from him which would be seasoned could be used on small campfires. Mr Benson confirmed that there was a mains water supply available to the site. Cllr Millam proposed to support the application. Seconded Cllr Cornwall. All in favour.
LW/21/0942 Response:25/04/22 Last considered 01/02/22 CPC Objected	Land South of Camelia Cottage, Station Road, North Chailey, BN8 4PJ	Erection of 7 no dwelling houses. Re-consultation in response to additional information received relating to drainage and a sunlight/ daylight assessment. See notes below.
LW/22/0174 Response 26/04/22	Chailey Heritage Clinical Services Beggars Wood Road BN8 4JN	Reconfiguration of existing car park and grassland to accommodate; 32no parking spaces and 9no disabled parking and part stainless steel/glass roof structure, soft-landscaping alterations, formation of level access pedestrian footpath for car park, installation of parking deterrents on existing grass verges and traffic calming measures to site. Cllr Cornwall proposed to support this application. Seconded Cllr Tregenza. Agreed with one abstention. The impact of stainless steel/glass roof structure as seen from the Common should be mitigated by appropriate planting. It was noted that the site bridges the Planning Boundary.

LW/21/0942

This was last discussed at 1st February 2022 meeting where issues concerning Drainage, Light and Overshadowing were discussed and these were among the grounds on which Chailey Parish objected to the application. The developers have responded to the concerns with regards to Drainage and Sunlight/Daylight assessment.

Drainage:

Mr M Campbell spoke with regards to drainage issues an email from John Gould was also presented to the meeting raising concerns that residents had not been involved in discussions with the developer before amended plans were submitted to planning. Mr M Campbell reported that whilst a number of surveys had been carried out the drainage from the development still requires discharge into a non-existent ditch. The ditch that Mr M

Campbell had to dig across his private land in 2019 was required to stop the flooding that had occurred following clearing the land for the Oakley Warren development and had necessitated him to make an insurance claim and had now led to him having difficulties in obtaining insurance cover. This appears to be an intended ditch to be used by the development for run-off the site. It was felt that the development could only go ahead with a public drainage system and should therefore be rejected.

Cllr Lethem noted that the flood risk document presented to LDC was technical and not easily understandable but acknowledges that the land is not permeable. Cllr Avery noted that the report raised various issues that needed to be addressed in connection with the land permeability.

Mr and Ms Henstridge were concerned that they would suffer flooding. The site has already been cleared and since felling the trees their concrete floored shed had flooded and become waterlogged. They are concerned that the flooding will be worse if there is a proper drainage system is not installed.

Sunlight/Daylight Assessment:

Ms R Secombe reported that residents on the west side continue to be concerned about the development blocking the light. A Surveyor had advised residents to obtain a copy of the model used by the developers to carry out the assessment. This was requested but not supplied. No tests have been carried out on site. It was noted that urban light guidelines were being used by developers who argue the development is in a high-density area which residents feel is not the case. Residents had requested 2 shadow cast diagrams for 2 particular winter days and times. This has not been received. Residents request that Cllrs say there are outstanding issues.

Cllr Belcher felt that it was really important that Lewes District Council LDC were aware of all the issues raised by members of the public. It was confirmed by them that they were in contact with LDC.

Cllr Evans proposed that the application be refused on the grounds of over development, remaining drainage issues, remaining issues with daylight and overshadowing, the size of units was contrary to the local plan. There remains a lack of clarity with regards to boundary issues.

22/035.Diversion of Public Footpath

Cllr Berry had presented written objections prior to the meeting. The meeting agreed with the objections presented. **Cllr Millam proposed to object to the diversion of Public Footpath on the grounds raised by Cllr Berry. Seconded Cllr Evans. Agreed with one abstention.**

22/036.To note Lewes District Council's planning decisions and the results of appeals:

Planning Application	Applicant	Work requested	CPC decision	LDC decision
LW/21/0996	Land Adjacent to, Bernisdale, Haywards Heath Rd, North Chailey, BN8 4DP	Erection of 1 no 4 bedroom dwelling house and detached garage consisting of a 1 bedroom annexe	No Comment	Refused

LW/22/0057	Tree Tops, Lower Station Road, Newick, BN8 4HT	Single Storey gable extension to front of property to create garage and porch with pitch roof, various alterations to fenestration.	No Objection	Approved
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Decisions Received Since Agenda Published

Planning Application	Applicant	Work requested	CPC decision	LDC decision
LW/22/0037	Providence Cottage, Lower Road, Newick	Single storey rear extension with flat roof for Mr & Mrs Geary.	Support	Approved
LW/22/0082	Elm Cottage, Beresford Lane, Plumpton Green, East Sussex, BN8 4EN	Two Storey side extension with pitched jerkinhead front end, 3no side facing pitched roof dormers and alterations of fenestration.	Support	Approved
LW/22/0014	Freshwater Cottage, Jackies Lane, Newick	Single Storey side extension with pitched roof and pitched lantern roof light	Support	Approved

Cllr Lethem reported that Brickyard Lane proposal had been dismissed at appeal Felcombes, Green Lane had been refused by LDC.

22/037.Cllr Lethem report on meeting with Hamsey PC

A meeting took place where Hamsey outlined their wish to obtain a cycle/footpath to link Lewes to North Chailey. Hamsey had been consulting with local landowners to look at an off-road route. This is a idea that Chailey may wish to look into. The concerns about the footpath being constructed alongside the A275 following the Hamsey Lakes development were raised. Cllr Evans reported that this would be raised at the SLR meeting with Highways on 4th May 2022.

22/038.Date of next Planning & Environs Committee meeting will be held on Tuesday 3rd May 2022 at 7.30pm at St Peter's Church.

Signed
by:
Chair

Date:

