



Chailey Parish Council

Minutes

A meeting of Members of the Chailey Parish Council Planning & Environs Committee was held on Tuesday 3rd January 2017 in the Reading Room, Chailey Green commencing at 7.30 pm.

Present: Cllr. P Olbrich, (Chairman).
Cllrs. P. Atkins, S. Avery, M. Evans, K. Jordan, K. Matthews.

Public present: two
In attendance: S Treharne, Clerk to the Council

17/001 Apologies for absence: Cllrs. R Barnard, N Belcher, V Harrison, J Millam, P.O'Conor.

17/002 Verbal representations by members of the public: the members of the public present spoke in opposition to planning application 16/0976. A prior application to build on Millfield had been refused for numerous reasons and seeking to have the field designated as part of the garden was no more than a precursor to another application for houses to be built. They also queries whether proper notification of the application had been given by Lewes District Council.

17/003 Declarations of Interest by Councillors: Cllr. Olbrich informed the meeting that he was acquainted with the applicant for application LW/16/0897. He had no disclosable pecuniary interest and it was agreed that there was no bar to his full participation when this application was considered.

17/004 Items not on the agenda considered as a matter of urgency: none

17/005 Approval of minutes: the minutes of the meeting of the Planning & Environs Committee held on 6th December 2016 were approved and signed by the Chairman.

17/006 Proposal by Lewes District Council to deregulate street trading: Councillors considered the report to the Licensing Committee at Lewes District Council which recommended that street trading throughout the majority of the District should in effect be deregulated. After discussion Councillors decided that no representations should be made to Lewes District Council.

17/007 Lewes District Council planning applications: The following planning applications were considered by Councillors and the following responses were agreed:

Planning Ref No.	Name and Address of Applicant	Work Requested	Response
LW/16/0976	Mr P Benstead, Millfield, Haywards Heath Road, North Chailey BN8 4EX	Millfield, Haywards Heath Road, North Chailey BN8 4EX: certificate of Lawful Use/Dev (Existing) - confirmation that the land to the north of the site is within the residential curtilage of the property.	<u>Objections (see comments)</u>

LW/16/0987	Mr M Benson, c/o Prospective Planning Ltd., 28 Dale View, Hove BN3 8LB	Land on the North West side of Cinder Hill, Chailey: proposed agricultural barn and hardstanding. Section 73A retrospective application for the retention of existing hardstanding and relocated entrance gate and retention of works to existing access and crossover to Cinder Hill.	<u>No objections</u>
LW/16/1012	Sclater Estates Ltd c/o Colin & Gavin Humphrey, Priory Barn, The Street, Wilmington, BN26 5SL	High House Farm, Ridgelands Lane, Newick BN8 4RS: PDR application: proposed change of use of agricultural building to a dwelling house (Class C3).	<u>No objections</u>
LW/16/0908	Mr & Mrs Taylor c/o Delavals Design, Heron House, Laughton Road, Ringmer	Wildfields Barn, North Common Road, North Chailey: erection of first floor extension, internal alterations, double garage and rear balcony. Reconsultation: reduction in size of the proposed additions.	<u>No objections</u>
LW/16/1006	Mr SA Scotland, The Ranch, North Common Road, North Chailey BN8 4EB	The Ranch, North Common Road, North Chailey BN8 4EB: part section 73A retrospective application for the erection of a 2m high close boarded fence painted moss green.	<u>Objections (see comments)</u>
LW/16/1019	Mr & Mrs T Henstridge, c/o Downlands Design & Surveying Ltd., Downlands, Blackboys Road, Framfield TN22 5PN	Shepherds Way, Lower Station Road, Newick BN8 4HT: erection of a single storey rear extension, first floor rear extension and a pitched roof over existing flat roof garage.	<u>No objections</u>

LW/16/0976: Councillors queried whether notice of the application should have been given more widely to those living near Millfield. So far as is known, only one local resident was notified of the application. They also observed that the application had been made to coincide with the Christmas break. They have been told that there are comments made by residents (alerted at short notice to the application by other residents) which have not found their way onto the LDC website.

Councillors considered that the evidence advanced to support the contention that Millfield has been used as part of a garden is scant and wholly unconvincing. They considered that the Google Earth photographs provided are evidence of a field rather than a garden. The evidence provided by the applicant as to why no landscaping has been carried out is unconvincing and Councillors considered that the “minimal maintenance” approach could equally have been adopted in order to retain the rural nature of a field. There was no evidence put forward to show that the field has ever been used as part of the garden, even on a temporary basis. All the photographs, plans and pictures show an unspoilt field, lacking any sort of connection with the garden area adjacent to the dwelling.

Councillors are aware that the contractor who mows the field does so using a farming tractor and gang-mower rather than any form of garden machinery.

Councillors noted that most of the written evidence in support attached to the letter from Stiles Harold Williams dated 21 November 2016 was from individuals who do not live in Chailey and who would therefore be unaffected by any change in the status of the field or any future development.

Councillors, many of whom have lived in Chailey for some years, consider that Millfield is, and for all relevant time has been, a field surrounded almost entirely by unspoilt Common land and is being and has been maintained as such.

LW/16/1006: when the applicant applied for permission to erect a fence (application LW/16/0012 refers) Councillors objected to the application. Their reasons for so doing were that the fence would be out of character, obtrusive, too high and not in keeping. They also believed that it would be going on Common land. The original application was refused by Lewes District Council for broadly the same reasons. The fence was erected in any event. Councillors considered that the present application, which is essentially to allow the fence to remain, paint it green and screen it using planting, does not meet their original concerns. The painting and planting may help to alleviate concerns over obtrusiveness, but these proposed moves do nothing to address Councillors' original concerns over the character and height of the fence, both of which detract from the sensitive nature of the area and the Commons which are immediately adjacent to The Ranch. Finally, Councillors' concerns over the possible siting of the fence on common land did not appear to have been addressed.

17/008 Lewes District Council planning decisions, planning appeals and recommendations:
the following decisions were noted:

WD/2016/0697	Sheffield Park & Gardens, Sheffield Park, East Sussex TN22 3QX: outline planning application for the use of the land known as "the Slips" for car parking. (NB land not in Chailey).	<u>Application withdrawn</u>
LW/16/0701 and LW/16/0702	Keepers, Cinder Hill, Chailey. BN8 4HP: replacement of first floor window with bay window. Includes listed building consent application.	<u>Granted</u>
LW/16/0781	Land Rear of Horns Lodge, South Chailey: erection of single storey dwelling.	<u>Granted</u>
LW/16/0815	The Old Reading Room, Haywards Heath Road, North Chailey: erection of a mansard style roof extension, two storey rear extension, new single storey bike store, lowering of the existing cellar floor slab and new window opening to the east elevation.	<u>Granted</u>
LW/16/0872	18 The Martlets, South Chailey, BN8 4QG: demolition of existing garage and erection of two storey side extension.	<u>Granted</u>
LW/16/0868	Bineham Park Farm, East Grinstead Road, North Chailey BN8 4DD: amendment to planning approval LW/15/0066 for a new design to the approved house and garage.	<u>Granted</u>
LW/16/0858	Marchants, Lower Station Road, Newick BN8 4HT: erection of a single storey building to provide studio and pool house with changing accommodation and pool plant (renewal of planning approval LW/10/0989).	<u>Granted</u>
LW/16/0916	Chapel Farm, Western Road, Newick BN8 4LF: section 73A retrospective application for the demolition of existing lightweight metal frame storage tent and construction of timber shallow pitch roof shed to serve existing smallholding.	<u>Granted</u>
LW/16/0913	Bucklands, Station Road, North Chailey BN8 4HE: first floor extension over garage.	<u>Refused</u>

LW/16/0823	Rock House, Tilehouse Lane: re-advertisement - amended description. Erection of new holiday let (NB. split parish with Newick)	<u>Granted</u>
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17/009 Date of the next Planning & Environs Committee meeting: Tuesday 7th February 2017 at 7.30pm in the Reading Room, Chailey Green.

Signed *Peter Olbrich*
Chairman

Date: *7th February 2017*