



Chailey Parish Council

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Minutes

A Meeting of the Chailey Planning and Environs Committee (Urgent Planning Matters) was held on Tuesday 15th November 2011 in the Reading Room, Chailey Green, commencing at 7.30pm.

Present: Cllr. J. Millam (Chairman)
Cllrs.P.Atkins, D.Cowan, D.Cranfield, M.Evans, S.Griffin,
P.Olbrich, J.Tillard, L.Waller.

Public present: 13

In attendance: V.Grainger (Clerk)
PCSO S. Knowles

11/182. Apologies for absence: Cllr. J-P Ellis

11/183. Verbal Representations from the public: 3 members of the public and PCSO Knowles attended to make comment at the following Full Council meeting. Other attendees wished to make comment on item LW/10/1010 land at Gradwell End.

11/184. Declarations of Interests: None

11/185. Items not on the agenda which the chair of the meeting is of the opinion should be considered as a matter of urgency: None

11/186. LW/10/1010 Land at Gradwell End: To agree representation to Lewes District Council Planning Committee:

The draft representation had been circulated to Councillors for further comment and was read out for the benefit of members of the public present:

“Parish Councillors know that this site is the object of controversy, and that it lies outside the planning boundary delineated in the 2003 Lewes District Local Plan.

In their considerations, Councillors have taken into account the following factors, several of which have been the subject of on-going negotiations between the Planning Department and the developer to which the Parish Council has not been privy. The Council has also noted the objections made by a large number of local residents.

- Chailey Parish has recent experience of the New Heritage site (71 houses) where the Consent was afterwards sold on with consequent difficulties in ensuring the eventual developer respected conditions. Gradwell Park is to be developed by the same person who is seeking Consent.
- Gradwell Park is stated to provide some 90 jobs at various skill levels, which will be a considerable asset to residents of Chailey.
- We also note that, over the process of this Application, the developer has listened to the detail of objections and responded. The current Application is different in scale to the original and has the support of East Sussex Adult Social Care.

- Since the original application was made a lighting design strategy and visual and noise impact assessments have been produced but the Council is still of the view that there will be some negative impact.
- Since the original Application was made the developer has introduced schemes to ensure that the development will benefit local residents, firstly by Outreach agreements to provide care locally; secondly, by agreeing to extend its facilities to the community; and thirdly, by proposing a scheme to give local residents priority access to the housing units.
- Chailey has a tradition of caring institutions: Chailey Heritage, Grantham Close and Headway are testimony to this.
- However, the Parish Council is concerned that access to the site is limited, even inadequate: there appears to be no provision for the pavements, vital to older people; and only a single narrow entry point which blocks existing residents' parking. It would be safer if a second access point to the Retirement Village could be negotiated.
- Also the disruption to those living in and around Gradwell End during the construction of this Retirement Village is a concern.
- Many residents have raised concerns about the loss of wildlife habitat. It is appreciated that the application includes some provision but it is suggested that a mixed habitat is retained both within the site and at its periphery.
- Residents have raised legitimate concerns about increased traffic in Mill Lane particularly at school times.
- Should this application be successful, during school opening times and rush hour periods CPC would recommend that Lorries delivering building material must access Mill Lane from Honeypot Lane thereby avoiding the School. Also the timing of lorry movements should be well before 8.30am and avoid other busy school times.
- Finally, the Parish Council has from the inception of the Scheme argued that the most urgent need in South Chailey is recreational space for young people. It is a matter of regret that this development currently has no plans to provide for this need."

Member's comments: Members felt that the statements could be strengthened and the paragraphs repositioned.

It was identified that traffic issues in Mill Lane were very important considerations, particularly the impact of additional traffic and construction vehicles. It was considered that if planning consent was granted planning restrictions could be applied for all delivery vehicles to avoid school times. There was comment that additional parking bays or parking restrictions could be applied to Mill Lane. It was also commented that Mill Lane was simply inadequate for such a development.

Members of the public comments:

Mr R Trussell commented that routing traffic from Honeypot Lane was not a solution – this was a pedestrian route to Chailey School. It was considered that the comments under discussion were different from those previously made and there was inaccurate comment that this application was different from the original. For comparison, Chailey School employed 90-100 staff with only about 20 coming from Chailey. Offering in-reach and out-reach services to the wider community would lead to an increase in traffic. The road was inadequate and this was the wrong place for a retirement village.

Mr Trussell's points were supported by other members of the public and it was commented that there no compelling need for this facility on a greenfield site. There were a number of brownfield sites available and there was no sustainable benefit.

There were further comments made concerning affordability of places.

It was confirmed that the letters from Parker Dann letters had been circulated to Council members.

Cllr. Waller responded to explain that the presentation could be altered to encompass points made by members of the public.

Cllr. Evans commented that over the last two/three years the applicant had taken on board points made by members of the public. The 2008/09 application was about a third

larger than the current application. Adult social care (ASC) supported the Scheme and places would be made available at ASC prices. Residents who wished to be employed – (either living in Chailey or wishing to move there) could apply for jobs and would be within walking/cycling distance of the site.

Cllr. Waller was concerned that this was a greenfield site and other similar facilities in the area did have available spaces.

Cllr. Cranfield felt that the issue of need was complex and could be argued either way. The main focus should be whether the proposed site is the right place for this development.

Cllr. Olbrich considered that increased traffic in Mill Lane and inadequate access to the site were the main issues.

Cllr. Evans commented that the developer was in discussion with East Sussex County Council about transport issues.

Cllr. Griffin was hopeful that Gradwell Park would offer young people in the Village the opportunity for completing care staff NVQ training and of securing permanent employment
Cllr. Cowan felt that the 20 staff at Chailey School was not a comparable at other similar retirement village sites local people were employed.

A member of the public queried whether Cllr. Evans should present the comments to the Planning Committee as he was in favour of the proposals.

It was confirmed that the agreed statement would be read by Cllr. Evans and the Council had full confidence that this would be done without additional comment.

Members of the public called for a vote on the matter as the views of local residents had not been taken into account.

It was confirmed that the Council had already made its objections to the planning application following a vote. Although the vote ratio may have shifted due to new Councillors being elected the decision of the Council still applied.

It was **agreed** to add to the comments made the clarification that the original decision to object to the application had been made in September 2010 and change the order and emphasis of the paragraphs.

It was **agreed** that Cllr. Waller and Cllr. Evans should attend the Lewes District Council Planning Committee meeting at a date to be confirmed.

11/187. To note Lewes District Council planning appeals and recommendations: A listing of planning application decisions received was circulated to members for consideration and noting.

11/188. Date of next Planning & Environs Committee Meeting: Tuesday 6th December 2011.
The meeting closed at 8.35 p.m.

Signed:

Date:

Chairman