



Chailey Parish Council
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DRAFT Minutes

The emergency Planning & Environs Committee meeting of the Council was held on Tuesday 4th August 2026 at The Reading Room, Chailey Green at 7.30 pm.

Present: Cllrs Smart, Berry, Avery, Evans, Fisher & Cranfield

Public Present: Seven members of the public were present.

In attendance: Emma Reece, RFO who clerked the meeting

Cllr Smart opened the meeting at 7.30pm

26/166. Apologies for Absence: Apologies had been received from Cllrs Dunford and Forman. Cllr Millam was not present.

26/167. Declarations of interest: in accordance with section 31 of the Localism Act 2011 members are to declare any Disclosable Pecuniary Interests in items on this agenda and the Clerk must report any written requests for dispensation in respect of items on this Agenda – There were none.

Cllr. Smart handed over the chairing of the meeting to Cllr. Fisher in his capacity as Chair of Planning & Environs.

26/168. Questions/Comments from members of the public:

One member of the public spoke as neighbour of the Headway House site. He stated he would be submitting a full objection to the application but was present to hear the Parish Council views tonight.

Cllr Fisher asked what were his key concerns?

The member of public replied, giving an outline of some of his concerns which included the impact on the countryside, traffic, the road junction, the application being incomplete, that immediate neighbours were not being considered, the scale and height of the new builds and the effect this had on the quality of life for neighbouring properties.

26/169. Items considered as a matter of urgency: Cllr Berry stated she would have an item for consideration later in the meeting.

26/170. PLANNING –

- i) **LW/26/0343 - Headway House Jackies Lane Newick East Sussex BN8 4QX**

Proposal: Demolition of two existing buildings, erection of replacement purpose-built charity building and erection of 25 dwellings, with associated infrastructure and landscaping works

Cllr Fisher asked Councillors for their opinion on this application.

Cllr Cranfield stated that his main concern was the narrowing of the strategic gap (between Newick and Chailey) which CPC has always sought to maintain. He stated that 25 houses is quite a large number. He said he understands why Headway are doing this, looking at finances, the charity is loss making but this would result in a temporary prop and sadly the charity is not showing itself to be viable at the moment. Cllr Cranfield said he did not feel that is a reason to support a development. He posed the question - once you've established another precedent there (in building on the site), what might happen a few years down the line?

Cllr Berry echoed what Cllr Cranfield had said. She stated that she had attended a meeting there and that it is a fabulous charity, but it is 25 houses in a relatively small area in one of the ever-decreasing green gaps. The houses (once built) will always be there; however good the reason is to raise the money. She stated that she didn't feel that financial need overrides the fact that CPC wouldn't normally support building of that kind in that location. Cllr Berry concluded by sharing concerns about traffic and the location on a busy road.

Cllr Fisher stated that the application estimates 50 additional cars from houses going in and out, plus facility users. There are plans to widen the road only in that entrance. He also noted that the application stated that the construction would take two years and shared concerns about the impact of this.

Cllr Evans stated that he considered this application as one to build an office block plus houses and that this is an application for a major development. He compared Headway to the Bevern Trust (a successful local charity) and wondered if Headway is going in the right direction. Cllr Evans referred to the Chailey Neighbourhood Plan Policy ENV3: Countryside Protection and the village setting Development will be supported which protects the landscape character of the countryside outside of the planning boundary and, where relevant, the setting of the villages within that countryside. He stated that previous developments in the Parish included New Heritage 70 dwellings but that was on a brownfield site, that the current Dandara site is contiguous with the village and a rational extension. Cllr Evans stated that this application is not contiguous with the village or a rational extension. Cllr Evans cited the most recent planning appeal at Coldharbour Lane (Appeal Ref: APP/P1425/W/24/3354967) and the inspectorate's comments about retaining the identity of the two settlements of North Chailey and Newick and sensitivity to visual change and the importance of its role within the overall setting of North Chailey. Cllr Evans stated that a key point is that the site has a SANG next to it which is impossible to overcome. He said this application does not conserve or enhance the natural countryside. He stated that the draft LDC local plan policy on the strategic green gap between Newick and Chailey would not restrict a minor development, but he considers this to be major. Cllr Evans quoted one objector, Mr Turk, who said this application is 'a reckless sprawl of urban development into the countryside' and Cllr Evans says that this sums the application up.

Cllr Avery agreed with what Councillors had already said. He said that fewer houses on that site would be better, but he didn't want the scheme to go ahead

at all. Cllr Avery said he had looked at the charity's finances, who have consistently been spending more than their income, and that this application was a short-term emergency response to help the financial situation.

Cllr Smart said that she had approached the application looking at policy and evidence. She stated that this application did not secure the charity's financial future in the long term. She referred to Lewes Local Plan Part 2 policy DM7 which covers Institutional Evolution and felt that this site doesn't meet these criteria. Cllr Smart said she felt there was an over statement of previously developed land and that this application should be assessed as a green field site application. Cllr Smart stated she agreed with Cllr Cranfield on his concerns about the green gap and concerns that the site is next door to a SANG. Cllr Smart referenced LDC's Landscape Sensitivity Assessment 2025 stating the site falls into 'Newick D' which means it's a highly sensitive area. Cllr Smart agreed with all the transport concerns stated earlier, pedestrians in particular and the access from Jackies Lane. She stated that the motion report didn't identify any patterns and that proposed widening only goes up to entrance to Jackies Lane, the rest of the lane is still a single lane track.

Cllr Fisher stated he felt Councillors had covered all the points he was going to raise. He stated this is a major development, not on previously developed land, access is a nightmare for existing residents and the site is right against their property boundary. Cllr Fisher stated that the application suggests that the strategic green gap policy does not apply as it is only a draft policy, but Cllr Fisher believes it does and should apply.

Cllr Fisher suggested a motion that Chailey Parish Council should strongly object to this application. This was proposed by Cllr Cranfield, seconded by Cllr Avery and all voted in favour. It was agreed that the RFO, Clerk and Chair would draft a response and circulate to the Councillors before it is submitted (deadline 19th August).

ii) To note LDC planning decisions and results of appeals.

Planning Application	Applicant	Work requested	CPC decision	LDC decision
LW/26/0256	Wraylodge Lower Station Road Newick East Sussex BN8 4HU	Alterations to flat roof to form an external rear balcony with guarding	No comment	Approved

The above case outcome was noted.

Six members of the public left the meeting.

26/171. To receive verbal update from RFO on Reading Room project – the RFO reported that satisfactory references had been received from Ben Jones Architects. These had been circulated to the working group. The RFO stated that a visit to measure the Reading Room has been booked for Thursday 6th August and that once initial draft drawings were completed then the working party would meet with the architect before reporting to the full Council.

Initials:

Date:

Cllr Avery suggested a projector screen would be a great addition for the Reading Room and the RFO said that could be added to the requirements.

26/172 To note the date of the next full Council meeting: Tuesday 15th September 2026 at 7.30pm in The Reading Room, Chailey Green.

26/173 Items considered as a matter of urgency: This item was moved from earlier in the agenda. Cllr Berry shared details of a site visit which she attended at Hurst Barns Farm. The owner had applied for one of the footpaths to be diverted and Chailey Parish Council has recently objected to ESCC. Cllr Berry discussed the owners plans for the site and the rationale for his application. Cllr Berry outlined the concerns the applicant had about the current location of the footpath. Councillors discussed whether this visit resulted in any new information which was a material change to the information they had when considering the application. Councillors concluded that it did not. The RFO advised Councillors that in accordance with Standing Order (7.1), the matter could only be reconsidered at a Parish Council meeting if written notice by at least two councillors to be given to the Proper Officer in accordance with standing order 9. The RFO agreed to email all Councillors the day after the meeting inviting them to give written notice if they felt appropriate. If two or more Councillors do give written notice, then the matter will be reconsidered at the next full Council meeting on the 15th September.

Meeting closed at 8.18pm

Signed:
Chair:

Date:

Initials:

Date: