

## CHALVINGTON WITH RIPE PARISH COUNCIL

### DRAFT MINUTES OF THE PARISH COUNCIL MEETING OF

16<sup>th</sup> January 2018

held at The Hayton Baker Hall, Ripe

121. Present: Cllr Webb (Chairman) Cllr Dunbar Dempsey  
Cllr English Cllr Ward  
Cllr White

122. Attending: Jim Richardson (Architect for Planning Application WD/2017/0466/F) A Stevens (Clerk) and 28 members of the public were also in attendance.

123. Public Session:

Mr Richardson described the changes he has made to Planning Application WD/2017/0466/F. He said the changes have been made after listening to comments made by residents at the Public Exhibition. He has;

- Removed the side extension.
- Split the two dwellings into a detached dwelling.
- Adjusted the design.
- Reduced the scale.
- Moved the buildings towards the edge of the road to where two previous buildings were.
- Revised the parking arrangements.
- Carried out a visibility study.
- Carried out sunlight study.

Residents said;

- Building 1 is hideous and is not in keeping with anything.
- Parking is inadequate. Visitor's cars will spill out onto an already overcrowded road.
- CIL Money will not recompense home owners for the fall in their property prices when the village becomes dormant.
- This is an overdevelopment.
- They disagree with the figures in the Viability Report and feel the report is not even handed.
- They do not want the pub to go. It is a loss to the village now and for future generations. Residents feel it could provide a living if it was run by a family, (a local family were outbid at the auction) or it could be converted to a B&B with a small public bar. Other pubs which are also not on a main road are run successfully because they are run as a free house and this could be too. The Lamb has run successfully in the past and if it stayed it would provide local employment and a place for residents to meet.
- The only transport in the Parish is a community bus – walking to other pubs is simply not practical.
- Ripe has a strong community spirit. Villagers successfully run their own shop and would support their local pub too.
- They want the pub car park retained to help alleviate the existing parking problems.
- They would prefer to see the pub converted to a single dwelling so the option is there to converted it back.
- Change for changes sake is not good. No-one who lives in the village will have their lives improved as a result of this proposal.
- This is the third generation of pub on this site (over 400 years).
- None of the comments made by the owner of Chipps Cottage, which will be the property most affected by this development, have been taken on board in that;

1: The property does not preserve, protect or enhance the Conservation Area. The buildings may be on the site of two previous buildings but impinge more on Chipps Cottage because they are bigger. Building 1 is larger by a third, and extends back more. The previous buildings gave distance and respect to neighbouring properties which meant there was more of an open feeling. There was also trees. Instead of an open view there will now be a wall the same height as the roof of the cottage and it will be only 5.5ft away from its boundary.

2: The mass and bulk of building 1 dwarfs Chipps Cottage and it is not in keeping with the linear formation of the neighbouring buildings.

3: It is an overdevelopment and will conflict with Chipps Cottage. The Parish has already had more development than its allocation in the Local Plan so there is no justification for it.

Mr Richardson said that his intention has always been to be as open as possible. He has taken on board local views as far as he can and spoken to the owner of Chipps Cottage on numerous occasions but was not aware of these objections. He suggested that if the application is called into Committee the Committee Members could be invited to the Cottage to see the situation for themselves.

The meeting then opened.

#### 124. Apologies for absence:

District Councillor P Ede sent apologies for his absence.

#### 125. Disclosures of Interest:

Councillor Dunbar Dempsey declared a disclosable pecuniary interest in Planning Application WD/2017/0466/F and left the room whilst the Parish Council discussed and voted on the application.

#### 126. Planning Applications:

The following planning application was considered;

WD/2017/0466/F - The Lamb Inn, Church Lane, Ripe, BN8 6AS - Construction of 2 new dwellings and the change of use of the existing unused public house to residential use to create an additional single dwelling. To include all associated works - Amended plans received to show revised design and layout with additional viability report date stamped 02/01/18 – Councillors discussed the application at length. Those who objected re-iterated their original objections and added the following;

- they object to the change of use. They do not want the pub to go because it is not only a loss to the village now but for future generations. They feel the figures in the Viability Report are inflated and the pub could provide a good living. Other pubs which are also not on a main road seem to run successfully when they are run as a freehouse and this could be too. The Lamb has run successfully in the past and if it stayed it would provide local employment and a place for residents to meet

Those who supported the application did so because they felt;

- The Community set up to raise funds to buy the pub has done all it can but had only been able to raise £120,000, most of which was commercial loans.
- The only fully funded offer was for the change of use.
- The directors had a duty to the shareholders to get the best price
- This developer is sympathetic. If they sell it on a new developer might not be.
- Lots of residents do not want the site left as it is and want it to be tastefully developed.
- The on-site parking is adequate for a development of this size.

Chalvington with Ripe objects to this application. The Chairman used his casting vote. It objects to the change of use and does not want the pub to go because it is not only a loss to the village now but for future generations. It feels the figures in the Viability Report are inflated and the pub could provide a good living. Other pubs which are also not on a main road seem to run successfully when they are run as a freehouse. The Lamb has run successfully in the past and if it stayed it would provide local employment and a place for residents to meet'

126. Questions from Parish Councillors:

There were no questions from Parish Councillors and the meeting closed at 8:30pm.