

## CHALVINGTON WITH RIPE PARISH COUNCIL

### DRAFT MINUTES OF THE PARISH COUNCIL MEETING OF

2nd October 2017

held at The Hayton Baker Hall, Ripe.

62. Present: Cllr Webb (Chairman) Cllr Brass  
Cllr Dunbar Dempsey Cllr English  
Cllr Shonfeld Cllr Ward  
Cllr White

63. Attending: Katie Lamb (Director of Planning, DMH Stallard), A Stevens (Clerk) and twenty five members of the public were also in attendance.

64. Public Session:

Residents raised their objections to the planning application for The Lamb Inn (WD/2017/0466/F).

They said;

- The development overlooks the neighbouring properties namely The Old Coach House and Chipps Cottage which is a Listed Building. Unit 1 is very close (just over 2 metres) to the boundary of Chipps Cottage and is set back from the street line. Looking out from the kitchen windows, the back door or the patio the view will be dominated by a white wall of considerable height and bulk. This effect of bulk and dominance by the western wall of Unit 1 will be even greater in the main part of the garden, which is 1 metre higher than the patio. There will be a considerable loss of sunlight to the property.
- The proposed development does nothing to preserve or enhance the Conservation Area. It constitutes over development because it is too dense and destroys the existing open space. The gardens of the three houses have no natural or proper relationship to the houses they serve; they are a peculiar shape, appear contrived and don't sit happily in the space.
- There is not enough parking and to park in these spaces will require a great deal of manoeuvring. Cars will have to enter the site, then turn left and then reverse into the spaces. The impact of these car movements so close to Chipps Cottage house would be considerable. The car parking is all in front of the buildings giving it the feel of a suburban car park, which is therefore not in keeping with conservation principles. More cars will park on the curved road, there are already accidents and children walk to the nursery and school children get off the buses there.
- There will now be no utility space in the centre of the village and one is needed.
- The two new dwellings are a clear case of over-development and are not in keeping with the street scene.
- They do not support the change of use and feel the pub can still be viable. They said the fact that other bidders at the auction wanted to run it as such, proves they thought it is a viable proposition. The current owner has not made any attempt to run the pub as a business.
- There is already considerable development taking place and it is affecting the quality of life for existing residents.
- At the time of this meeting there were considerably more objections than there were letters of support.

It was also said that;

- Residents had tried unsuccessfully to bid for the pub despite the best efforts of a Community Group which was set up especially.
- The developer is making an effort to make the development look nice but they could sell it on to another developer who may not be so sympathetic.
- The application should be called in to Committee for a decision.

Katie Lamb from DMH Stallard described planning application WD/2017/1909/F which relates to the demolition of the existing barn and erection of six residential dwellings at The Old Coach House. She said;

- the application amends the previous application, (WD/2016/0430/F) which has already been granted planning permission.
- her clients would like to demolish the barn which has large cracks, unsuitable foundations and subsidence..
- The new building is a similar size to the old building but has a nicer frontage, the access has been moved slightly to protect the trees which have Tree Preservation Orders on them.
- The additional bedrooms make better use of the space.
- The footprint has increased slightly on some of the properties.

Residents raised their objections to this application. They said;

- The site is now in a Conservation Area and is archaeologically sensitive.
- This application will discharge the conditions imposed on the original application.
- The Issues, Options and Recommendations designates Ripe as unsustainable for this type of development.
- The barn, which is known locally as The Old Slaughterhouse, is a much loved village asset.
- The car parking formula used by Wealden is understood to be based on the number of bedrooms. Increasing the number of bedrooms therefore increases the number of cars.
- The windows will be made of UPVC, the doors will be made of fibre glass and there will be black timber weatherboard. None of these design features are in keeping with the other properties in the area, some of which are Grade 2\* Listed.
- There appears to be no Construction Management Plan. Many of the nearby buildings are of national interest and could be damaged by the number of lorries (predicted to be one hundred over two years). There is also a Children's Nursery nearby and the safety of the children is paramount.
- More bedrooms mean more people. The existing drainage system cannot take any more.

They also questioned how developments such as this can go ahead when they are not what local people want. Councillor Webb explained the Government is under huge pressure to build more houses and imposes the figures on Wealden District Council. If Wealden were to object the figures would still be imposed and they would have no control at all. Wealden then 'call for sites', the sites are assessed and that primarily decides where the development takes place. All agreed they moved to the countryside to be away from light pollution and traffic.

Mr Coles asked the Parish Council to support his Freedom of Information Request and formal complaint to Wealden District Council (dated 20<sup>th</sup> July) about the way they handled Planning Application WD/2016/0430F, because he has still not received a reply. He will email a copy of his letter to the Clerk for the Parish Councillors to consider.

The meeting was then opened.

#### 65. Apologies for absence:

No apologies for absence were received.

#### 66. Minutes of the Previous Meeting:

The Minutes of the Full Council Meeting held on 4<sup>th</sup> September 2017 were approved and signed as a true and accurate record by the Chairman.

67. Clerk's Report on any Matters' Arising:

All matters arising were included elsewhere on the agenda.

68. Disclosures of Interest:

Councillor Dunbar Dempsey declared a disclosable pecuniary interest in the planning application for The Lamb (WD/2017/0466/F) and left the room whilst the application was considered. There were no changes to the Register of Interests.

69. Reports from Outside Meetings:

Councillors Webb and Dunbar Dempsey attended the Wealden Planning Panel Meeting on the 12<sup>th</sup> September and Councillor Dunbar Dempsey sent a summary of the points raised after the meeting. The Clerk will circulate the minutes from the Panel Meeting once she has received them.

70. Planning Applications:

The following planning application was considered;

WD/2017/0466/F – The Lamb Inn – 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.

Chalvington Parish Council objects to this application on the following grounds;

- The two new dwellings are a clear case of over-development and are not in keeping with the street scene.
- The proposed development does not preserve or enhance the Conservation Area. It constitutes an over development as it is too dense and destroys the existing open space. The gardens of the three houses have no natural or proper relationship to the houses they serve.
- The proposed development overlooks the neighbouring properties namely The Old Coach House and Chipps Cottage which is a Listed Building. Unit 1 is very close (just over 2 metres) to the boundary of Chipps Cottage and it is set back from the street line. Looking out from the kitchen windows, the back door or the patio the view will be dominated by a white wall of considerable height and bulk. This effect of bulk and dominance by the western wall of Unit 1 will be even greater in the main part of the garden, which is 1 metre higher than the patio. There will be a considerable loss of sunlight to the property.
- There is not enough parking and in order to park in these spaces cars will require a great deal of manoeuvring. Cars will have to enter the site, then turn left and then reverse into the spaces. The impact of these car movements so close to Chipps Cottage would therefore be considerable. The car parking is also in front of the buildings and gives the feel of a suburban car park, which is not in keeping with conservation principles. More cars will park on the curved road, there are already accidents there and children walk to the nursery and school children get off the buses there.
- There is a considerable amount of development already taking place and it is affecting the quality of life for existing residents.
- There will now be no utility space in the centre of the village and one is needed.
- At the time of this meeting there were considerably more objections than there were letters of support.
- There is no Construction Management Plan.

Councillors ask that this application is called into Committee for a Decision.

WD/2017/1909/F – Old Coach House, Church Lane, Ripe – Demolition of existing barn and erection of 6 No. residential dwellings (2 No. 2 Beds, 3 no. 3 Beds and 1 No. 4 Bed).

Chalvington with Ripe Parish Council objects to this application on the following grounds;

1. Sustainability:

Lack of local services.

The sewage system is nearing capacity and could not cope with an additional six homes.

There is only very limited public transport in Ripe. So six additional homes in the village will mean that there will probably be an additional twelve vehicles plus further service vehicles regularly using Church Lane and The Street. This is contrary to NPPF policy which encourages developments that cut down on car use.

The road system is inadequate, with only very narrow, hazardous and very poorly maintained country lanes servicing Ripe. The nearest main trunk route access is four miles away and the main road is more than two miles away.

There is no local primary school in the parish of Chalvington with Ripe, meaning that parents taking their children to school would have to travel two miles by car to either Laughton or Chiddingly. Laughton school is currently full with one child from the village recently being refused a place on these grounds

Employment opportunities in the area are limited with the local pub closed, and a marked decline of agricultural and industrial work locally in recent years. This would mean that people would have to travel by car to seek jobs.

2. Quality of Design:

This development is within the confines of a Conservation Area. Therefore any proposed development in this area should meet a high standard of design, making every effort to blend in and reflect the local mix of Medieval and Georgian architecture and use similar materials. The designs proposed do not meet these requirements and look like typical suburban houses built within towns. The proposal is nothing more than a small standard housing estate with no attempt to complement the village with its black timber weatherboarding, UPVC windows and fibreglass doors.

The documents mention demolishing the Old Coach House (which is known locally as The Old Slaughterhouse). Whilst this building is not a listed building it is an important part of the village history and is much loved by residents. Its demolition would be totally unacceptable.

3. Other Points:

The site has been proposed as part of the new conservation area. The reasons are that it is an important open space with evidence of Roman occupation. Any dense development would seriously undermine its value as a conservation site.

The Archaeological report in paragraphs 7.1 and 7.2 of the previous application suggested that further investigations of the site should take place which the Parish Council would encourage.

On the boundary with Church Road and the site there are four chestnut trees which were planted to recognise the Queen's silver jubilee. The Parishioners have great respect for Her

Majesty and feel very strongly that these trees should be preserved. The Parish Council agreed and has now successfully applied for TPOs to be placed on three of them.

In the Design and Access statement which accompanied the application it is stated that at a meeting with the Parish Council held in December 2015 to explain the thinking behind the proposal to develop the site into six units "...the response from the Parish Council at this meeting was not unreasonable or unhelpful." This is a complete misrepresentation of the response from Parishioners and the Parish Council. The proposal was totally opposed by Parishioners who all objected to the density of the development.

While there is a demonstrable need for affordable housing locally there is nothing to indicate that these homes will be marketed as anything other than the price that the market dictates - and therefore despite being relatively modest in size these will be unaffordable to most working people on average incomes.

There are no pavements in the area which is a particularly narrow section of Church Road.

There is no gas in the village which means that each home will have to be supplied with oil, necessitating a significant number of tanker deliveries.

The car parking formula used by Wealden is understood to be based on the number of bedrooms. Increasing the number of bedrooms will therefore increase the number of cars.

There is no Construction Management Plan.

Chalvington Parish Council requests that this application is also called into Committee for a Decision.

#### 71. Dog Mess:

Councillors noted that dog signs have already been fitted along the path between the two churches, presumably by the owners, but agreed a sign is still needed at the Chalvington end of the path. Having received permission from the owners, Councillor White carried out a site visit and assessed what type of sign is needed. Councillors resolved to supply and fit two A4 size signs reading 'No Dog Fouling – Bag it - Bin it' at a cost of £22.00 each. Councillor White will fit the signs on the wooden fencing once he has them.

#### 72. Highways:

Councillors agreed;

1. to notify the County Council about concerns they have about the roundabout outside the Village Shop. They feel that there will be more accidents there if the developments are allowed to go ahead because it is not clear which way is the correct way to drive round it.
2. to ask ESCC for an update on the traffic safety measures promised for Deanland Road.
3. not to ask for vertical signs at the road crossing in Langtye Lane. They will see if the new painting improves the situation first.
4. to see if the County Council will fit signs at each end of Langtye Lane to say the lane is unsuitable for diverted traffic.

#### 73. Fencing:

Councillor Brass confirmed the fencing has been delivered and Mrs Phillips now has to organise its fitting. Councillors will consider imposing a time limit at the next meeting.

#### 74. Cheques for Payment:

The following cheques were approved for payment;

Littlejohn – External Auditors - £120.00	Cheque number 100986
Cancelled	Cheque number 100987
HMRC – PAYE - £158.48	Cheque number 100988
WDALC – Subscription - £21.00	Cheque number 100989
A Stevens – Salary	Cheque number 100990
HMRC – PAYE - £375.80	Cheque number 100991
ESCC – Pension	Cheque number 100992
British Legion – Poppy Appeal -£45.00	Cheque number 100993
Stuart Fencing - £636.60	Cheque number 100994

#### 75. Questions from Parish Councillors:

Councillors;

- noted that cars are still being advertised for sale at the side of the A22 at Golden Cross. They are dangerous because they block driver's vision. The Parish Council has asked the County Council if they can stop them. The Clerk will find out if Chiddingly Parish Council is doing anything too.
- asked the Clerk to make verge cutting an item for the next Full Council Meeting. The Chairman will write an article in the Village Magazine asking residents to look after any verges they are responsible for.

There were further questions from Parish Councillors and the meeting closed at 9.05pm.