

CHALVINGTON WITH RIPE PARISH COUNCIL

DRAFT MINUTES OF THE PARISH COUNCIL MEETING OF

3rd December 2018

held at The Hayton Baker Hall, Ripe.

95. Present: Cllr Webb (Chairman), Cllr Dunbar Dempsey, Cllr Lady Conway, Cllr Dashfield, Cllr Lawrence, Cllr Ward and Cllr White.

96. Attending: County Councillor N Bennett, A Stevens (Clerk) and six members of the public were also in attendance.

97. Public Session:

County Councillor Bennett said ESCC has to find further cuts of £46m and it is asking for everyone's views on its Core Offer and the public services they would like it to include. The Parish Council will consider its response at the next Full Council Meeting. He also said the County Council has put a case forward to Central Government which identifies why such savings here are just not feasible which other Local Authorities are watching with interest.

Professor Hill asked if the Parish Council would like to make a formal response to the Designated Landscapes consultation organised by DEFRA. Councillors agreed to look at the consultation and draft a response which Councillor Webb will collate and then upload onto the appropriate website. Professor Hill will also feed in ideas.

The meeting was then opened.

98. Apologies for absence:

Apologies for absence were also received from District Councillor P Ede.

99. Minutes of the Previous Meeting:

The Minutes of the Full Council Meeting which was held on 5th November 2018 were approved and signed as a true and accurate record by the Chairman

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

The Parish Council has now received £24774.21 from the Community Infrastructure Levy which is from The Coach House development.

101. Disclosures of Interest:

There were no disclosures of interests nor were there any changes to the Register of Interests.

102. Reports from Outside Meetings:

Councillors Dunbar Dempsey and Lady Susan Conway attended the Wealden Planning Panel Meeting on the 3rd December. Councillor Dunbar Dempsey read from her report which said;

- 1. Query from our parish about adherence to the WLP core and adjacent areas policy in villages.** Provided the site touches the Core Area it could be developed even it touches the core area in only one spot. However other restraining policies kick in here – any development would have to be near the existing house(s), very low density, very small scale

development – ie one or two houses, good design (even more so in conservation areas). Any development would also be subject to the windfall allowance/allocation for our parish which is currently 15 (reduced now to 6 because of the 6 dwellings on the coach house site and 3 on the Lamb Inn site)

2. **Query from our Parish Council re Permitted Development Rights (PDRs)** Note as a Parish Council we do not usually get asked to comment on these at all unless the application is for much more than a mere conversion of an agricultural barn (in which case it will be a full planning application). Wealden District Council (WDC) will consent to most PDR applications unless there is a flood risk, poor transportation or it is a poorly serviced area. PDRs only apply to things built prior to 2013. However, the building to be converted must have 4 walls and a roof and it must be something that can be converted to a house. The barn cannot be pulled down and then another completely different structure built. And generally it should be on exactly the same footprint as the redundant barn. The key test is: is it convertible to a house? Note that PDRs will still be allowed under the new NPPF but are more restrictive. Any PDRs agreed by WDC count towards our windfall allowance, thus reducing it.
3. **Query from our PC re CIL Money** The minutes of this meeting will include links to guidance over what CIL monies can be used for. It does not come from WDC. Broadly speaking the guidance is that CIL monies can be used for infrastructure to support the development of the area. Other parishes have used the money for finger post maintenance/repair/replacement, village hall extensions etc. CIL monies will come to PCs in March and October and then are the responsibility of the PC to spend; note that the money has a deadline by which it must be spent. We asked about using the CIL monies for trees. WDC said they weren't sure but they thought it could not be used for planting trees but Chris and Doug (planning officers) admitted they were not experts on this area and would issue further guidance with their minutes. We said we were prepared to challenge the issue of what the CIL monies could be used for. Ideally WDC would like Parish and Town Councils to get together and pool CIL monies and think strategically about what their area needed. I pointed out wasn't that the function of the District Council – to plan strategically!
4. **Wealden Local Plan (WLP)** All representations/comments have been uploaded onto the Consultation Portal; Ours appear on there. Wealden has received 2,500 comments. Most comments were on issues like housing growth, lack of infrastructure in villages, wild life habitats and the Ashdown Forest. The plan will be submitted to the Inspectorate by 24 Jan 2019 in order to avoid the higher housing targets outlined in the new NPPF. The Independent Examination in Public (IEP) will take place April – June 2019. The current status of the WLP is that it gains more and more weight the further the process goes towards the public examination. So in that sense we need to have significant regard to it.
5. **The New NPPF (National Planning Policy Framework)** was published in July 2018 and has immediate effect. It still has the tenet of presumption in favour of sustainable development. Main aspects:
 - much tougher higher housing targets for Wealden,
 - stronger support for ancient woodland,
 - stronger support for neighbourhood plans,
 - stronger on design of new buildings,
 - stronger on the protection of heritage assets and listed buildings,
 - more lax on sunlight protection for existing houses,
 - more lax on farmworker's accommodation in the sense that it will be allowed for retired farmworkers, but
 - more strict on the viability of farms – ie this will need to be demonstratedWDC is now applying the new NPPF in dealing with all planning applications.

6. **Building Control** Government has announced new measures to support new Homebuyers' interests and to hold developers to account when things go wrong. There will be a New Homes Ombudsman, hopefully to give more confidence to new buyers. However a note of caution here – 'Buyer Beware' and buyers should do their own research when buying a new property not rely on so called "searches" which are often superficial and scant.
7. **Staffing** Two additional senior planning officers have been appointed, v high caseload for each planning officer. WDC will issue a new staff list and contact numbers in the New Year.
8. **Ashdown Forest Issues** will be looked at within the IEP.
9. **Applications for Holiday Lets in villages** Applicants do not need to provide a business case but they do need to provide a register of lettings to show that the property is being used as intended. Wealden is not approving any new holiday lets until a mitigation package is put in place to alleviate the damage caused to the AONB Ashdown Forest.

Councillor Dunbar Dempsey also attended the Cuckmere Community Bus AGM. Volunteers were thanked with a buffet. Prizes were also awarded.

Councillor Webb recommended Councillors attend next year's Wealden Parish Conference. Councillors Webb and Dunbar Dempsey will be attending this years and they will report back on it to the next Full Council Meeting.

103. Planning Applications:

WD/2018/2329/F - The Cabin, Darp Lane, Ripe, BN8 6BB - Removal of mobile home and replacement with a single-storey dwelling (approved under WD/2017/2863/F) plus an annexe; Demolition of kennels and erection of home office; Demolition of stables and erection of three new stables; Erection of double garage with storage; Removal of existing storage building (amendment to WD/2017/2863/F) – Chalvington with Ripe Parish Council objects to this application because;

- It represents a substantial increase in development.
- It is not in or adjacent to the Core Area.
- The annex is inappropriate for the same reasons the house was.
- It could trigger ribbon development in Darp Lane.

WD/2018/2503/F - Old Rectory, Church Lane, Ripe BN8 6AU - Erect a greenhouse – Chalvington with Ripe Parish Council has no objections on any planning grounds to this application.

WD/2018/2219/F - Cherry Cottage, Ripe Lane, Ripe, BN8 6AR - One new guest accommodation tree house – Chalvington with Ripe Parish Council objects by 4 votes to 2 to this planning application because;

- There are enough holiday lets in Ripe already.
- There does not seem to be any mitigation for its effects on the Ashdown Forest.
- It does not comply with the new Wealden Local Plan in that it is not in or adjacent to the Core Area.

Those who supported the application felt it would bring more people to the area and it would therefore help local businesses.

104. Community Infrastructure Levy (CIL):

Chalvington with Ripe Parish Council has now received £30290.39 in total from the Community Infrastructure Levy and expects to receive a further £9000.00 from development of The Lamb.

Councillors resolved to consult with the Community for ideas on what to spend the money on once the money from The Lamb has been received.

More information about the Community Infrastructure Levy can be found at;
http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Planning_Policy/CommunityInfrastructureLevy/Community_Infrastructure_Levy_FAQs.aspx

105. Cheques for Payment:

The following cheques were approved for payment;

101051	A Stevens – Salary	
101052	ESCC – Pension contributions	
101053	HMRC – PAYE	
101054	Hayton Baker Hall – Grant payment	£150.00
101055	Mass Media – Website	£ 50.40

106. Questions from Parish Councillors:

Councillor Dunbar Dempsey asked if the Clerk can filter the emails Councillors receive and only forward the ones that relate to the role. The other Councillors agreed they would rather receive all the emails and delete the ones they do not want.

There were no further questions and the meeting closed at 8.20pm.