

CHALVINGTON WITH RIPE PARISH COUNCIL

DRAFT MINUTES OF THE PARISH COUNCIL MEETING OF

4th December 2017

held at The Hayton Baker Hall, Ripe.

Councillor Dunbar Dempsey announced the untimely death of our well liked and much respected Councillor, Keith Shonfeld. There then followed a minute's silence.

94. Present: Cllr Dunbar Dempsey (Acting Chairman) Cllr Brass
Cllr English Cllr Ward
Cllr White

95. Attending: District Councillor P Ede, A Stevens (Clerk) and five members of the public were also in attendance.

96. Public Session:

District Councillor Ede said;

- Wealden is waiting for some reports on the Ashdown Forest before it can progress any further with the Local Plan.
- The recent verge cutting has exposed all the litter which will now be cleared by Wealden.
- He would be interested to hear of any policing issues the Parish has, ahead of the Police and Crime Commissioner's visit in February.
- He would like to encourage the Parish Council to support the grant request for the Village Music Festival.

Residents asked the Parish Council to object to Planning Application WD/2017/1909/F because;

- The layout has been revised but the drawings have not been, so updated drawings are not available for public inspection.
- The houses are in a Conservation Area and the materials proposed are not in keeping.
- It feels this application has been led by the District Council and not the applicant. The original applicant reportedly told residents he would have been happy with two houses on that site.

Ms Hallewell said that Ripe village has a Christmas tree every year. It is a tradition that has been going for many years but it has now come to the Christmas Tree Committee's attention that they need to be insured for the tree, in case it blows down and causes any damage. They have spoken to the County Council and the County Council said the Committee needs to get a licence and hold £10m Public Liability Insurance, but this costs in the region of £744.00. She therefore asked the Parish Council if it can do anything to help.

The Clerk said that, if Councillors agree, the Parish Council can apply for the licence and as long as the Committee adheres to the terms of the licence, the tree can be covered under the Parish Council's insurance.

The meeting was then opened.

97. Apologies for absence:

Apologies for absence were received from Councillor Webb and they were accepted by those present.

98. Minutes of the Previous Meeting:

The Minutes of the Full Council Meeting held on 6th November 2017 were approved and signed as a true and accurate record by the Acting Chairman.

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

The Clerk announced she has been elected onto the Small Council's Committee at NALC and was congratulated by those present.

100. Disclosures of Interest:

There were no disclosures of interest and there were no changes to the Register of Interests.

101. Reports from Outside Meetings:

There were no reports from any outside meetings on this occasion.

102. Planning Applications:

The following planning applications were considered;

WD/2017/2574/MFA - Kitty Hawk Farm, Darp Lane, Ripe - Removal of Condition 10 and variation of Conditions 11 AND 19 OF WD/2013/2264/MEA (Installation of solar energy facility on land west of ripe utilising photovoltaic panels to produce up to 6 megawatts of renewable energy) – Chalvington with Ripe Parish Council objects to this application because the applicant has failed to address the conditions imposed under the original application.

WD/2017/2632/LDE - Poundfield Farm, Poundfield Road, Chalvington - Conversion of farm barn at Poundfield Farm into a separate dwelling house and its continued and ongoing use as such, for a period in excess of the last 4 years – Councillors are unable to confirm or deny that anyone has been living at this property.

WD/2017/2462/F - Darp Farm, Darp Lane, Ripe - Loft conversion with Velux windows – Chalvington with Ripe Parish Council has no objections on any planning grounds to this application.

WD/2017/2502/F - Broadacres, Lewes Road, Whitesmith, Lewes - Erection of 3 bay garage with storage in fourth bay - Chalvington with Ripe Parish Council has no objections on any planning grounds to this application.

WD/2017/1909/F - Old Coach House, Church Lane, Ripe - Demolition of existing barn and erection of 6 No. residential dwellings (2 No. 2 Bed, 3 No. 3 Bed and 1 No. 4 Bed). Details received to show drainage details, heritage statement and revisions to layout. - Chalvington with Ripe Parish Council objects to this application because its reasons for objecting to the original application have still not been addressed;

1. Sustainability:

Lack of local services.

There is still only very limited public transport in Ripe so, as per the Local Plan, there will be six to eight vehicle movements a day per property. This is contrary to NPPF policy which encourages developments that cut down on car use. There is also no mitigation for the effects on the Ashdown Forest.

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. The application states the access was approved in a previous application but that application was for two properties not six.

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 now 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 passionately 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. We understand the sewage system cannot cope with any extra development.

There is no Construction Management Plan.

Chalvington Parish Council requests that this application is called back to Committee for a Decision. They also questioned the governance because it feels like it has been driven by the District Council and not the Applicant. Councillor White will speak on behalf of the Parish Council if it is called into Committee.

102. Dog Mess:

At an earlier meeting Councillors resolved to supply and fit two A4 size signs reading 'No Dog Fouling – Bag it - Bin it on the path between the two churches. Councillor White has now fitted the signs having sought permission from the landowners. Councillors agreed to monitor the situation and see if the signs improve the situation.

103. To Consider Awarding a Grant to the Villages Music Society:

Councillors resolved to award the Society £100. They also discussed whether there should be a criteria for grant applications but agreed instead to keep an open mind and judge every application on its own merits.

105. Police and Crime Commissioner:

i: To gather questions in preparation for the PCC visit in February

Councillors agreed they would like to know about the following;

- 1: Sussex Police strategy for supporting rural communities like ours – when we need the police we need them, but we don't need them patrolling the streets. How is the money from our precept being spent to support us?
- 2: How do we get in touch with the police when we need them?
- 3: What is Sussex Police doing to ensure there is safe and considerate driving through the village and in particular Langtye Lane?
- 4: Why will the new policing model will be any different to the last one? Why didn't the last model work?
- 5: Why do we have to contribute if we want a Community Support Officer? We would really like PCSOs to attend Parish Council Meetings and believe its great way for them to gather intelligence.
- 6: What is 'Prevent' and what impact will it have on us?
- 7: Many residents could not get to Lewes Bonfire this year? Why was access so restricted?

Councillors were given until the 8th December to submit any further questions to the Clerk.

ii: To agree a formal response to the Police and Crime Commissioner's Consultation

Councillors agreed they really need more details before they can agree a formal response to the Consultation.

105. Fencing:

There was nothing new to report on this occasion.

106: Ripe Christmas Tree:

Councillors resolved that the Parish Council will apply for a licence for the Christmas Tree and, as long as the Committee adheres to the terms of the licence, cover the tree under the Parish Council's insurance. Councillor English will check the tree complies with the terms of the licence on behalf of the Parish Council.

107. Cheques for Payment:

The following cheques were approved for payment;

A Stevens – November Salary
ESCC – Pension

Cheque number 100998
Cheque number 100999

108. Questions from Parish Councillors:

Councillor Ward has been approached by someone who may like to be co-opted onto the Parish Council. He will invite them to the Parish Council Meeting in January.

Councillor White;

- asked for an update on the problem at Golden Cross because cars are still being advertised for sale at the side of the A22 and they are dangerous because they block driver's vision. District Councillor Ede said the matter is being dealt with by District Councillor Mills who is the District Councillor for that area.
- Confirmed he will attend the Wealden Parish Planning Panel Meeting on the 5th December.

Councillor English asked if the County Council can do anything to stop traffic being diverted through Langtye Lane because it is a one way street and it is getting badly damaged as a result.

There were no further questions from Parish Councillors and the meeting closed at 8.55pm. The next Parish Council Meeting is planned for 4th January 2018.