

CHALVINGTON WITH RIPE PARISH COUNCIL

DRAFT MINUTES OF THE PARISH COUNCIL MEETING OF

4th February 2013

held at The Hayton Baker Hall, Ripe

PRESENT: Cllr Webb (Chairman) Cllr Brass
 Cllr Dunbar-Dempsey Cllr English
 Cllr Ward Cllr Allcock
 Cllr Dadswell

ATTENDING: District Councillor S Harms, County Councillor N Bennett and A Hillman (Clerk). There were nine members of the public in attendance.

104. PUBLIC SESSION – Mr Stillman, the agent for planning application WD2012/2569F, explained that this application relates to a piece of land which is a development site. He said the applicant is proposing to build two modest sized houses for people who are downsizing and/or younger families. The Local Plan identifies a need for this type of housing although the design is open to negotiation.

Mrs Thomas raised the following issues;

- 1: no reference has been made to the fact that the proposed development is within the curtilage of listed buildings. The building is too high and looks like it will be converted to a three storey building.
- 2: The lane is a dead-end, neighbouring residents want it to remain gravelled and there is no turning circle. If the driveway is tarmaced it will encourage more cars and cause more problems. Increased use of the lane will also cause more deterioration to the lane.
- 3: The lay-by is a mini car park and is not in keeping with its surroundings.

Mr Brightcliff said the development also sits on the highest point in Ripe and as such will overshadow other properties.

Mr Hutchinson supports Mrs Thomas and Mr Brightcliff, and added that;

- 1: The development is not in keeping with its surroundings.
- 2: Adjacent residents will suffer, the site is high because hardcore was left from an earlier attempt to build there.
- 3: It is effectively a three story building and overshadows its neighbours.
- 4: Channers Lane is a dirt track, usage will increase by 40% and there will be an issue of ongoing maintenance.
- 5: Access to existing properties, whilst construction takes place, will handicap existing residents.
- 6: The proposed allotments are not necessary in Ripe.
- 7: Three previous applications for this site have all been rejected.

Mrs English said this is an inappropriate development for this site, the boundary wall and her home is Grade 2* listed and this development means she will be heavily overlooked. The loft window is particularly obtrusive.

Mr Hill asked the Parish Council to look at this application vigilantly.

Speaking as members of the public, Alison Dunbar-Dempsey asked Councillors to consider how much this development also overshadows Chipps Cottage and Pelham Cottage and pointed out there is currently no ambient light in the village, and these two additional dwellings will increase light pollution in that lane significantly. Stephen English pointed out the proposed allotments will also have no sunlight as the proposed buildings are so tall.

Mr and Mrs Teager, although not in attendance, wrote to say that the reasons the previous applications were rejected still stand and in some cases even more so.

Residents generally accept that the land in question will be developed and would not object if the plans were for a low level family home.

County Councillor Nick Bennett reported that Cabinet has agreed not to increase Council Tax this year and does not expect to increase Council Tax for the next four years. This will be achieved thanks to savings incurred through the South East 7 and residents' recycling.

There has been disruption in the Parish because of the works to the A27. Highways has taken steps to maximise traffic flow and prevent long term damage whilst the works are in place and these steps appear to be working. County Councillor Bennett asked that the Parish Council carries out an audit of any damage caused once the works are complete, he will then ask for these to be carried out and charged to Highways. The Chairman thanked County Councillor Bennett for all his help.

It was also noted that there needs to be a sign at the junction of Langtye Lane and Firle Road to denote that it is a single track road.

District Councillor Harms said the South Downs National Park is to consider the Core Strategy in mid February after which, it is expected to become statutory. Consultation for small villages will take place in the autumn.

The Joint Waste Contract starts on the 1st April 2013, residents will receive letters shortly. Residents will be able to opt in or out of having their garden waste collected and they will also be able to choose to pay their Council Tax over ten or twelve months.

County Councillor Bennett and Mr Hutchinson left the meeting.

The meeting then opened.

105. APOLOGIES FOR ABSENCE – No apologies for absence were received..

106. MINUTES OF THE MEETING HELD ON 7th JANUARY 2013 - The minutes of the Full Council Meeting of 7th January 2013 were approved and signed as a true and accurate record.

107. DISCLOSURES OF INTEREST: Councillors Dunbar-Dempsey and English declared personal and prejudicial interests in planning application WD2012/2569F as

their homes border the land in question. They withdrew from the meeting whilst this application was discussed.

108. REPORTS FROM OUTSIDE MEETINGS - There were none.

Councillors Dunbar-Dempsey and English left the meeting.

109. PLANNING APPLICATIONS – For consideration;

**WD2012/2569F - Land adjoining The Lamb PH , Channers Lane, Ripe -
Pair of new two bedroom cottages with off road parking and passing bay.**

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

- 1: no reference has been made to the fact the proposed development is within the curtilage of listed buildings, the building is too high and looks like it will be converted to a three storey building. One of the party walls is Grade 2* listed.
- 2: Channers Lane is a dead-end, neighbouring residents want it to remain gravel and there is no turning circle. Tarmaccing the driveway will encourage more cars and more problems.
- 3: The lay-by is a mini car park and is not in keeping with its surroundings.
- 4: The development sits on the highest point in Ripe and as such will overshadow neighbouring properties and the three cottages at Chipps Cottage. There is no ambient light and the side loft window is particularly Obtrusive. It is effectively a three storey building.
- 5: The development is not in keeping with its surroundings.
- 6: Adjacent residents will suffer, the site is artificially high because hardcore was left from an earlier attempt to build there.
- 7: Channers Lane is a dirt track, usage will increase by 40% and there will be an issue of ongoing maintenance.
- 8: Access to existing properties whilst construction takes place will handicap existing residents.
- 9: The proposed allotments are not necessary in Ripe.
- 10: Three previous applications for this site have all been rejected, the reasons still stand and in some cases even more so.

Chalvington with Ripe Parish Council accepts the need for affordable housing in the Parish but feels this is covered sufficiently in the Local Plan.

Councillors Dunbar Dempsey and English returned to the meeting.

**WD2013/0032F - Church Farm, Church Lane – Change of use from
redundant office to holiday let.**

Chalvington with Ripe **supports** this application which it feels is a reasonable request and will bring business to the area.

110. PLANNING APPLICATIONS – For noting:

None.

111. CLERK'S REPORT ON MATTER'S ARISING – All matters' arising are covered elsewhere on the agenda.

112. RIPE TELEPHONE BOX – Having read Mr Bishop's Report, Councillors deferred this item until Councillor Dunbar-Dempsey has seen how a defibrillator at Deanland works.

113. ESCC, BH & SDNPA WASTE AND MINERAL PLAN – Councillor Dunbar-Dempsey said the Inspector's Report is now out and a paper copy is available for everyone to read. The Inspector found the Plan is sound and that proper consultation has taken place. She said that residents no longer need worry about Land Raise as no sites have been identified and there is sufficient capacity for waste in the Plan.

Councillor Webb thanked Councillor Dunbar-Dempsey for all the work she has carried out on residents' behalf and for attending meetings about the Plan.

114. CHEQUES FOR PAYMENT – The following cheques were approved for payment;

A Hillman – Wages

Cheque Number 100846

115. QUESTIONS FROM MEMBERS – Councillor Dunbar-Dempsey asked councillors to consider drafting a business-type plan for the next ten years.

There were no questions from members and the meeting closed at 8.40pm