

CHALVINGTON WITH RIPE PARISH COUNCIL

DRAFT MINUTES OF THE PARISH COUNCIL MEETING OF

5th June 2017

held at The Hayton Baker Hall, Ripe.

16. Present: Cllr Dunbar Dempsey (Acting Chairman) Cllr Brass
Cllr Shonfeld Cllr White

17. Attending: District Councillor P Ede, Jim Richardson (Richardson Architecture), A Stevens (Clerk) and three members of the public were also in attendance.

18. Public Session:

Ms Bartter said the Christmas Club Committee would like the Parish Council to consider approving three more dog bins for the Parish. Councillors agreed to make this an agenda item for the next meeting. Ms Bartter will send an email to the Clerk with more details about the request in the meantime.

Professor Hill and Mrs Tyldsley-Hill said that, whilst they like the new design of the new properties at Ayrshire Farm, they would like to know;

- 1: What steps are being taken to minimise light pollution.
- 2: If the bund is being retained because it will hide a lot of the building from the road and the neighbouring properties.
- 3: What arrangements are being made to protect the existing services because the telephone line, for example, is bad there now.
- 4: If the site is sold on to another developer will that developer will have to keep the design.

In answer to their questions Mr Richardson said;

- 1: Windows will face outward, there will be no bollard or street lighting and all external lighting will have conditions imposed.
- 2: The bund will stay.
- 3: Existing services such as drainage have been considered, but not telephone services as yet.
- 4: If the site were to be sold to another developer and they wanted to change the design, the new developer would have to submit a new planning application.

Mr Richardson also confirmed;

- The footprint of the new buildings will fit broadly over the existing footprint.
- This application will not add to the nitrogen deposition levels on the Ashdown Forest because they have already been allowed for.

Mr Richardson also provided a brief update on the progress of the planning application for The Lamb. He said;

- The application has been submitted to Wealden District Council but they (Wealden) need more information.
- Some archaeological finds from the site are currently being looked at by the County Archaeologist to see if they are of any significance.
- The plan is to build two properties, one in the existing pub and one where the car park is. The second property will be semi-detached.

- The existing building and flint wall are to be retained.

District Councillor Ede gave the Parish Council two dog warning notices. He said the Street Scene Officer will carry out random patrols to look at the dog mess situation, there are no fixed dates for these yet because it would defeat the point. A random visit was made last week but there was nobody around with canines and there was only one dog mess with no evidence of its perpetrator.

The meeting then opened.

19. Apologies for absence:

Councillors Webb, Ward and English sent their apologies for absence which were duly accepted by those present.

County Councillor Bennett also sent apologies for his absence.

20. Minutes of the Previous Meeting:

The Minutes of the Annual Parish Meeting and the Annual General Meeting held on 2nd May 2017 were approved and signed as a true and accurate record by the Acting Chairman.

The Minutes of the Full Council Meeting held on 24th April 2017 were approved and signed as a true and accurate record by the Acting Chairman.

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

All matters arising were included elsewhere on the agenda.

22. Disclosures of Interest:

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

23. Reports from Outside Meetings:

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

24. Planning Applications:

The following planning applications were considered;

WD/2017/0842/FR - Church Farm, Church Lane, Chalvington, BN27 3TD - Retrospective application for change of use from office (b1(a)) to holiday let – Councillors had no objections to this application but would like to have seen some evidence to show that it is being used as a holiday let. They would also like to have seen a Business Plan.

WD/2017/1055/F - Ayrshire Farm, Darp Lane, Ripe, BN8 6BB - Demolition of existing barns, dwelling and agricultural dwelling foundations and construction of 4 No. dwellings in the form of a traditional farm – Councillors agreed this is an improvement to the original application but they are still concerned about the access and they share residents' concerns about the light pollution and the effect the development will have on the existing services.

WD/2017/1098/F - Marnhull Farmhouse, Sheepcote Lane, Chalvington, BN27 3SX - Single storey rear extension with new balcony area – Councillors have no objections to this application because it is at the rear of the property, it does not overlook any other properties, it is not a listed building and it is not in a conservation area.

A discussion followed about the increase in the number of developments in Ripe in recent years because it is far in excess of the number allocated in the Local Plan. Councillors also questioned whether the Ashdown Forest ruling will stand the test of time. Councillors White and Dunbar Dempsey will take both matters up with the Wealden Planning Panel.

25. Dog Mess:

Councillors resolved that Councillor Dunbar Dempsey will cover over the reference to Alfriston Parish Council on the dog notices given by District Councillor Ede and put each notice in the Parish Council noticeboards.

They also discussed the increasing amounts of dog mess on public footpaths and agreed the two worst are the footpath between the two churches and the footpath behind Mill Farm.

They asked the Clerk to write each land owner and see if they would object if the Parish Council erected signs at each end and find out how they would feel if the Parish Council decided to provide dog bins there.

26. Cheques for Payment:

The following cheques were approved for payment;

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| Simon Goacher – Payroll - £120.09 | Cheque number 100968 |
| A Stevens – Salary - April | Cheque number 100969 |
| Zurich – Insurance - £280.53 | Cheque number 100970 |
| Peter Frost – Internal Auditor - £86.14 | Cheque number 100971 |
| A Stevens – Salary – May | Cheque number 100972 |
| ESCC – Pension Contributions - £179.68 | Cheque number 100973 |

27. Questions from Parish Councillors:

Councillor Brass said he has risk assessed the field which is used as a car park and some of the fence needs repairing. The Parish Council has previously agreed to contribute £350 towards the fencing on receipt of the invoice. Councillor Brass will talk to the landowner to see when the work is going ahead.

There were further questions from Parish Councillors and the meeting closed at 8.25pm.