

## CHALVINGTON WITH RIPE PARISH COUNCIL

### DRAFT MINUTES OF THE PARISH COUNCIL MEETING OF

6<sup>th</sup> February 2017

held at The Hayton Baker Hall, Ripe

107. Present: Cllr Webb (Chairman) Cllr Brass  
Cllr English Cllr Shonfeld  
Cllr Ward Cllr White

108. Attending: County Councillor N Bennett, Mr Barber (MJB Architecture), A Stevens (Clerk) and twenty members of the public were also in attendance.

109. Public Session:

County Councillor Bennett said;

- the Full Council at ESCC will meet on the 7<sup>th</sup> February to set the budget for the forthcoming year. ESCC needs to save £70m over the next three years.
- The Waste and Minerals Plan is also being submitted to Full Council. Councillor Bennett has concerns about the Waste Water Management.

Mr Barber from MJB Architecture described plans for a scheme which is being proposed for land adjoining Pepperham, Mark Cross Lane, Ripe. He said;

- The plans are for six houses, four of which will be affordable houses.
- The layout was chosen because it will have the least impact on the village.
- The applicant originally planned sixteen dwellings on the site but was told by officers that a smaller scheme could be more successful.
- District Councils are under pressure to provide more housing and all villages need to play their part. He said this is a view supported by Kelvin Williams, Head of Planning at Wealden. He said this Parish has the capacity for four more houses in the local Plan.

In answer to residents and councillors questions, Mr Barber confirmed;

- He doesn't know of any plans to develop the rest of the field.
- This site was chosen because it is as close as it can be to the edge of the village. If the houses were built along the road it would not look like a natural extension and the District Council would not approve.
- The area being built on is half an acre in size although the overall site is nearer one acre.
- The site is sensitive and there are restraints but that is the same for most sites in Wealden.
- Planning controls are stringent and the development has to comply with them.
- The affordable housing will be managed by a housing provider and whilst priority is given to those in the village, it cannot be guaranteed.
- Wealden can build more dwellings than the ten allocated in the Local Plan. Residents and Councillors pointed out this Parish has already 'done its bit'. 18 homes have been built and our allocation is 10.
- Every District Council has to have a five year land supply. Wealden has over four. Without a five year land supply the Government will decide whether an application goes ahead. Councillor White pointed out the five year land supply is perpetual and the will never be met.
- Mr Fripp, the applicant, knows there will be objections but is engaging with residents to address their concerns and provide the best development possible.

- He (Mr Barber) is happy to attend future Parish Council Meetings as the application progresses.

The meeting then opened.

110. Apologies for absence:

Councillor Dunbar Dempsey sent her apologies which were accepted by those present.

111. Minutes of the Previous Meeting:

The minutes of the Full Council Meeting held on 5th January 2017 were approved and signed as a true and accurate record by the Chairman.

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

The Clerk has contacted the MP, Maria Caulfield, and thanked her for the report she gave for the last meeting. The Clerk also attached a list of meeting dates and invited her to attend a future Parish Council Meeting.

Anyone with any questions for the MP is invited to do so through the Clerk.

113. Disclosures of Interest:

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

114. Reports from Outside Meetings:

There were no reports from outside meetings on this occasion.

115. Planning Applications:

The following planning applications were considered;

WD/2017/0135F – Broomham Stable, Broomham Lane, Whitesmith – Timber dwelling – Chalvington with Ripe Parish Council has no objections to this application as long as it does not become a permanent dwelling.

WD/2016/2556F – Green Farm Barn, Chalvington Road – Construction of an annexe and associated extension the residential curtilage. Extension of existing pond. *Amended plans received to show annexe reduced and re-sited. Return of part of garden to field deleted from scheme. Additional detail on pond extension. Plan nos 8875/02i, 8875/01G, 8875/05C, 8857/03B and 8875/06. Plans dated 31/01/2017* – Chalvington with Ripe Parish Council sees no reason to change its previous comments on this application which were as follows;

Councillor have no objections to this application as long as;

- the spoil is removed and does not affect neighbouring properties
- measures are taken to remove the risk of flooding from the new pond
- ditches are cleared to ensure water runs away freely and does not build up.

Councillor White asked if Wealden has confirmed whether or not the planning application for Ayrshire Farm will count towards the housing allocation in the Local Plan. Wealden has neither confirmed or denied it.

Councillor Webb said he has been approached by an Architect who said he is nearing a final design for the redevelopment of the Lamb at Ripe. He wants to show the Parish Councillors, but at this stage wants to do so in a closed meeting and asked whether Councillor Webb feels this is a worthwhile exercise. Councillor Webb checked with the Clerk and read from her report as follows;

'If he (the Architect) wants to meet all the councillors then that is a meeting of the Full Council. Meetings must initially be open to the press and public, but the press and the public may be excluded from a meeting for one or more particular agenda items. If publicity during the discussion of that item would be prejudicial to the public interest. A resolution would then be required.

As a guide, the following matters usually fall under the umbrella of confidential business, the disclosure of which would be prejudicial:-

- 1: The appointment, terms of service, conduct and dismissal of particular employees;
- 2: terms of tenders and negotiations for contracts to be entered into;
- 3: the early stages of any dispute and the preparation of cases in legal proceedings.

I don't see we have grounds to have a 'closed' meeting and in light also of the public feeling about this application I would be much happier to invite them to talk to us in a public meeting. I think a closed meeting is more beneficial to them than us. A closed meeting would also leave us open to accusations of bribery and collusion and is not open and transparent'.

Councillors agreed and resolved instead that Councillors English and White will attend the meeting the Architect is having with the District Councillor. Councillor Webb will attend the meeting if either Councillor English or Councillor White is unable to.

#### 116. The condition of the roads and lanes in the Parish:

Councillors asked for something to be done about the state of the roads in the Parish, the verges are churned up by large lorries and potholes remain unfilled.

County Councillor Bennett;

- encouraged all residents to report all potholes to the Highways Steward, the Parish Council or himself.
- said he will write to the companies who are responsible for the lorries.
- noted that the Parish Council's request for weight restrictions have previously been rejected by the County Council although it was generally agreed that weight restriction would have been unenforceable anyway.
- agreed that reinforcing the verges would lead to road widening.
- noted the large amounts of litter on the 'A' roads but said it is the responsibility of the District Council and Highways England.

Councillor Brass pointed out that the ditch between Yew Farm Cottage and the Yew Tree Pub has been blocked by some fly tipping and a tree. As a result, neighbouring properties are experiencing flooding. County Councillor Bennett said he will look into this.

#### 117. Flood Resilience Project:

Wealden is about to launch a flood resilience project in partnership with the Environment Agency. The project is outlined below:

### Stage 1.

100 properties have been identified in Alfriston (4 properties), Chalvington with Ripe (4 properties), Uckfield (19 properties), Hailsham/Hellingly (47 properties) and Forest Row (26 properties). These properties are at the most significant risk of river and/or surface water flooding in these areas and are currently being referred to as 'golden ticket properties'.

Wealden, with the help of the National Flood Forum, Environment Agency, ESCC and the East Sussex Fire and Rescue Service will run 3 community engagement events; one in Uckfield, one in Forest Row and one in Hailsham. These events will encourage the golden ticket properties (who will have been contacted directly in advance of the events) to sign up for a 'free' survey to establish their true/actual flood risk and suggest measures that will make their properties resilient to flooding. The wider community will be invited too and there will be opportunity for them to receive advice and guidance from the partners who are in attendance.

Individual Property surveys will be undertaken by JBA Ltd at no cost to the resident.

### Stage 2.

The surveys will produce a 'shopping list' of suggestions for items that could / should be installed to optimise the flood resilience of the property. The estimated cost to make a property 'flood resilient' is around £5000.

Follow up community engagement events will be held, where the householders will be able to discuss the results of their surveys and look at the types of products available to them.

Depending on the uptake, at least £2000 will be offered to those householders who have had surveys to put towards the installation of resilience measures.

The most local event is:

**Tuesday 7<sup>th</sup> March – 5-7pm**

Emmanuel Church Hall

Hawkswood Road

Hailsham

East Sussex

BN27 1UG

Councillors were asked to look at the list of properties identified in the Parish and let the Clerk know if they think Wealden has missed any. Councillors were also invited to attend the event in Hailsham.

Councillor Webb said he will contact Wealden and ask for a survey because his property is listed. He will also notify the other property owners. Councillor Brass suggested the Yew Tree Inn should also be included.

118. Defibrillators: Councillor Webb will find out if the Parish Council qualifies to apply for the funding mentioned in Maria Caulfield's latest report.

119. Cheques for Payment:

The following cheques were approved for payment;

A Stevens – Salary – January

Cheque number 100961

120. Questions from Parish Councillors:

Councillor White said;

- He has reported the fallen footpath sign on a Rights of Way footpath in the village to East Sussex County Council.
- Asked if the minute approval process will be clarified at the next meeting. Councillor Webb confirmed it would be clarified when all Councillors are present.
- The Planning Applications are removed from the website as the information is out of date. The Clerk confirmed she will ask for it to be removed.

Councillor Webb met the fingerpost contractors because the fingerpost at Langtye Lane needs adjusting.

There being no further questions from Parish Councillors, the meeting closed at 8.40pm.