

CHALVINGTON WITH RIPE PARISH COUNCIL

DRAFT MINUTES OF THE PARISH COUNCIL MEETING OF

6th July 2015

held at The Hayton Baker Hall, Ripe

PRESENT: Cllr Webb (Chairman) Cllr White
 Cllr Dunbar-Dempsey Cllr English
 Cllr Shonfeld Cllr Ward

ATTENDING: County Councillor Bennett, District Councillor Ede, PCSO Fenn, A Stevens (Clerk) and eleven members of the public were also in attendance.

17. PUBLIC SESSION –

County Councillor Bennett said he will send a summary of the County Council's plans and budget once the budget has been agreed.

District Councillor Ede announced the withdrawal of the Strategic Sites Local Plan which was to be the framework for mapping out development in the District as it has been challenged by the Planning Inspectorate. A new Local Development Framework is now being drafted for the autumn, for which the consultation period starts now. Wealden District Council is using the original Core Strategy in the meantime.

District Councillor Ede also announced that Alfriston Parish Council is launching two initiatives to try and reduce dog mess. The District Council is issuing posters which Parish Councils can put up too. Dog bins can also be provided by the Parish Council. Residents felt that litter is a bigger problem in the Parish than dog mess, and Councillor Ede explained that while dog mess is something Wealden can deal with in-house, litter is dealt with by an outside contractor. Councillor Ede hopes that any new development which took place in the interim period would count towards the ten homes which the parish is obliged to build under the previous Strategic Plan.

PCSO Fenn invited questions to which there were none.

County Councillor Bennett, District Councillor Ede and PCSO Fenn then left the meeting.

The agent for application WD2015/1181F outlined the reasons for submitting the application. He said the applicant has tried to sell the property in its current format and, despite modifications, it has not sold. He said the most viable option is to knock down the building which holds no archaeological value and build two new properties instead. Residents disagreed, asked when the property had been marketed and said some of the information in the application is misleading. They also felt;

- the development will overlook their properties
- traffic will increase if it goes ahead
- the site will be overdeveloped
- it will not be appropriate to the street scene
- it is therefore inappropriate.

The meeting then opened.

18. APOLOGIES FOR ABSENCE – No apologies for absence were received by the Parish Council.

19. MINUTES OF PREVIOUS MEETINGS - The minutes of the Annual Parish and Annual General Meetings held on 26th May 2015 were approved and signed as a true and accurate record.

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

21. DISCLOSURES OF INTEREST: There were no declarations of interests or changes to the Register of Interests.

22. REPORTS FROM OUTSIDE MEETINGS – Councillor Shonfeld reported that Deanland has now completed its Community Resilience Plan and has submitted it to Wealden District Council for approval.

23. PLANNING APPLICATIONS – The following applications were considered;

WD2015/1181F – Old Coach House, Church Lane – Demolition of existing coach house. Erection of two new detached properties with detached houses – Councillor Dunbar Dempsey felt the application should be rejected because of its mass and the difficult access onto the lane. She said the land borders a conservation area, impacts on its neighbours, is not Affordable Housing and is an inappropriate development which would lead to the suburbanisation of the village.

Councillors English and White felt they could not object to the application as the existing property is not listed and the area has been earmarked as residential. They would therefore approve it if as long as the two properties are included in the ten houses earmarked in the Core Strategy.

Councillor Webb said he objects because he feels the development affects neighbouring properties and it overshadows them. He also feels the development will impact on the street scene.

Councillors **rejected** the application by four votes to two. Councillor White asked for it to be recorded that he only supports the application if it is part of the Core Strategy allocation and everyone agreed to ask Wealden, that if they approve the application, this will be the case.

WD2015/1301F – Field at Darp Lane – Array of 68 ground mounted solar panels – Chalvington with Ripe Parish Council unanimously **rejected** this application because the panels will produce more energy than they feel is needed for one dwelling and the application is therefore commercial. They also said the panels will not be on agricultural land and will not be in keeping with the area.

Councillors also discussed ways of how they can notify properties neighbouring planning applications. The Clerk advised Councillors that this was not their responsibility, they would not be covered by the Parish Council's insurance and they would be open to accusations of predetermination or bias.

Councillors **resolved** to continue visiting neighbours and tell them about nearby applications and the process involved should they wish to support or oppose the application. They will not go inside the property or discuss the application further. It was also agreed that Councillors Ward and Shonfeld will cover the Deanland area, Councillor Webb will cover Chalvington and Councillors White and Dunbar Dempsey will cover Ripe.

Appeals (for any additional comments):

WD2014/2013F – Land in Poundfield Lane – Two pairs of three bedroom semi-detached houses with off road parking and turning and new access to Highway – Chalvington with Ripe noted that whilst some of its comments have been taken on board they feel an outside body should control who the properties are allocated to.

Councillors asked the Clerk to check Wealden has submitted their comments to the Planning Inspectorate.

24. THE LAMB PUBLIC HOUSE – The Lamb Action Committee has reluctantly concluded that it will not be possible to raise enough funding for the parish to put in a realistic offer for The Lamb. Since inviting potential investors to a meeting to discuss the proposal which was circulated to interested parties and assess if it was feasible to move this option forward in any form, it has had a number of potential investors confirm that they do not wish to proceed. Many of the potential investors have made it clear that they would only invest if they could make commercial levels of returns on their investment, and unfortunately without these investors it is unlikely the committee will raise the funding required.

It was clear from the work the committee carried out that the only way to make commercial levels of return would be if the pub were acquired at a sensible valuation and operated directly, rather than leased to a tenant.

The Committee had concluded early on that operating the Lamb was not something it was able to undertake as it would be a much more difficult and risky undertaking, Members feel with the numbers of potential investors reducing that they will not be able to raise the necessary funding. They have decided, therefore, to dissolve the committee and cease any attempt to purchase the pub.

The committee does understand, however, that there are two interested parties that have made offers for the pub approaching the asking price and has been told that both of them have experience in the food and drink industry.

Councillors White and Dunbar Dempsey thanked all the committee, and in particular Mr Frogbrook, for all their hard work.

25. BERWICK SOLAR FARM UPDATE – Chalvington Parish Council understands fund have been earmarked for this parish and is now waiting for the money to become available. In the meantime Chalvington with Ripe Parish Council is asking for proposals for investments from its residents.

26. DOG MESS – The Clerk told residents about Paws on Watch which is a new project from the Safer Wealden Partnership which aims to recruit responsible dog owners to report anything unusual in their village. 'Paws on Watch' members will be asked to do three things:

1. to act as an extra pair of eyes and ears in their local community,
2. report back anything that seems suspicious or unusual;
3. if they feel able to and it is appropriate to, promote responsible dog ownership amongst other dog walkers by challenging those that do not clear-up after their dog and offering them a bag; and to help Sussex Police and other enforcement agencies to keep an eye out for specific crimes in their area and report any details.

Full details about Paws on Watch are available at www.wealden.gov.uk

Councillors considered other options such as erecting notices and supplying dog bins but agreed to start by putting Wealden's poster in the Village Magazine if the District Council agrees.

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

Peter Frost – Auditor £90.38	Cheque number 100904
A Stevens – April Salary	Cheque number 100905
A Stevens – May Salary	Cheque number 100906
A Stevens – June Salary	Cheque number 100907
Mass Media - Website £168.00	Cheque number 100908

28. QUESTIONS FROM PARISH COUNCILLORS –

There being no questions from Parish Councillors, the meeting closed at 8.35pm.