

The minutes of the Full Council Meeting held on 4th April 2016 were also approved and signed as a true and accurate record by the Chairman.

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

21. DISCLOSURES OF INTEREST: There were no disclosures of interest nor were there any changes to the Register of Interests.

22. REPORTS FROM OUTSIDE MEETINGS – There were no reports from outside meetings on this occasion.

The meeting was then suspended to allow questions and comments from residents on the planning applications;

Residents present raised objections to Planning Application WD2016/0430F for the Old Coach House on the following grounds;

- The full plans were not on the Wealden District Council website until late afternoon on the day of this meeting.
- The agent, although invited, is not present to answer questions.
- Wealden plan to make the area a Conservation Area and the reason given was that it is an open space. If it is built on it will no longer be an open space and residents would like it to be a Conservation Area.
- The Design and Access Statement implies the application is supported by the village and the Parish Council when it is not.
- The scale of properties shows no consideration to neighbouring properties. The houses are bigger than originally discussed.
- The plans state the site is bordered on two sides by hedging but one is not owned by the applicant.
- Wealden District Council already seem to support the application without hearing all views.
- Wealden have previously consented to only one property being built there. This should stand.
- There has been no new building in Ripe since 1970 all previous applications have been turned down. This application should also be turned down.
- The design of the buildings is out of keeping with neighbouring properties.
- The surrounding roads are too narrow to cope with this development.
- The existing sewage system is also unable to cope.
- There are not enough facilities in the village. Laughton School has already turned down a child from the village.

Mr Janes sent a written submission in which he said he objects because;

- Six residential units make this a very dense development.
- The site is adjacent to the Conservation Area and is within a proposed extension Conservation Area in the new revised Wealden Plan.
- Access is immediately opposite April Cottage Gate. Existing traffic levels have eroded verges. Larger trucks will damage the chestnut trees planted in 1977. He has never been consulted concerning access WD2013/1056.
- He does not accept Mr Steffan Klemenies conclusion in the summary of the Archaeological Report that there will be no negative impact upon the site. Plate number 1 is also misleading. It is taken low from the rear of the site. The

units walls closest to Church Lane will be approximately 20 paces from April Cottage's bedroom wall, the ground slopes down and he will be overlooked.

- These proposals completely enclose The Cottage and Sand Platt Cottage with dense architecture that destroys an important open space within Ripe. The importance of this space and the absence of modern town house units is recognised in the Wealden Local Plan conservation proposals. This project destroys this aspect of Ripe.

The meeting was then re-opened.

23. PLANNING APPLICATIONS – WD/2016/1050/FR - Solar Park, Kitty Hawk Farm, Darp Lane – Retrospective application for erection of 3m wall – Chalvington with Ripe Parish Council has no objections on any planning grounds to this application but asks that the wall is landscaped to fit in with the surrounding countryside.

WD2016/0430F – The Old Coach House, Ripe – Conversion of existing coach house to provide 2 No. two bedroom dwellings together with erection of 2 No. three bedroom detached properties with integral garages and 1 No. pair of two bedroom cottages with associated parking and landscaping.

Councillor White raised the following concerns;

1. Sustainability:

Lack of local services.

- The sewage system is nearing capacity and could not cope with an additional six homes.
- There is only very limited public transport in Ripe. So six additional homes in the village will mean that there will probably be an additional twelve vehicles plus further service vehicles regularly using Church Lane and The Street. This is contrary to NPPF policy which encourages developments that cut down on car use.
- 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.
- 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 within the proposed confines of a Conservation Area as set out in the draft Wealden Local Plan. 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.

It was noted that within the documents a comment was made that an alternative might be to demolish the Old Coach house. Whilst this building is not a listed building it is an important part of the village history and is much 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 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 and the Parish Council agreed and is applying for emergency TPOs to be placed on 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.
- The application should be called into committee for a decision.

Councillor Dunbar Dempsey agreed and made the following additional points;

- 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.

Chalvington with Ripe Parish Council **resolved** to object to this Planning Application on the grounds detailed by Councillors White and Dunbar Dempsey.

Councillors also agreed that if the application is called into the committee, as they have asked, Councillors White and Dunbar Dempsey will attend the Planning Meeting to represent the Parish Council. Councillor Webb will be on standby to attend if neither Councillor White or Dunbar Dempsey are available once the date of the meeting is known.

Councillor Webb reminded Councillors that if they submit their comments to Wealden to do so in their own name and not as a Councillor.

24. ESCC – Rights of Way Consultation – Councillor Webb asked everyone to look at the Rights of Way Consultation on the ESCC website. The consultation is being carried out as part of a cost cutting exercise and aims to minimise damage by larger vehicles on public bye-ways.

25. BOUNDARY FENCE - Councillor Dunbar Dempsey asked members to consider an update to their decision to contribute to the fencing on the drive/path to the field that is used by the village to park for the hall. The Parish Council agreed last year to pay for the wood and the adjoining land owner said she would pay to have it erected. The Parish Council was given a verbal estimated cost of £250 and agreed to that (see minutes AGM 26th May 2015) but the actual cost is £578. After much discussion Councillors agreed to revise their offer and agreed to pay £350 instead. The Clerk will notify the landowner.

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

A Stevens – May Salary
Zurich Insurance - £303.94

Cheque number 100935
Cheque number 100936

27. QUESTIONS FROM PARISH COUNCILLORS – Councillor White asked if Wealden Planning or the Police and Crime Commissioner have accepted the Parish Council's invitation to attend a Full Council Meeting. Wealden has provisionally agreed to attend the July Meeting. The Police and Crime Commissioner has been unable to attend because of the recent elections but is to be invited to the September or October Full Council Meeting. Questions for both will need to be sent in advance to the Clerk.

Councillor Webb asked for an update on the repairs to the fingerpost at Langtye Lane with The Street. Work stalled because the measurements on the original sign were unknown. Councillors agreed the new sign will show the place names without the measurements.

There being no further questions from Parish Councillors, the meeting closed at 8.50pm.