



Chalvington with Ripe

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The Minutes of the Ordinary Council Meeting of the Chalvington with Ripe Parish Council (CWRPC) that took place at the Hayton Baker Hall, Ripe on Monday 9th January 2023 commencing 7pm.

Present: Cllr S. Conway (Chair), Cllr A. Dunbar-Dempsey (Vice-Chair), Cllr N. Dashfield, Cllr F. Pankhurst and Cllr J. Ward.

In attendance: ESCC Cllr Bennett and Paul Richards (Parish Clerk).

Members of the public: 8.

1. **Apologies for absence** – Cllr J. Ruddock-West, Cllr G. White and WDC Cllr Watts.
2. **Declarations of interest** – None.
3. **Approval of the Minutes of the Council Meeting held on 5th December 2022.**
Members **AGREED** that the minutes be accepted and that the Chair could sign them.
4. **Matters arising** – None.
5. **Public Session.**
 - A resident presented details of planning application WD/2022/3219 and asked that the parish council support it. Their neighbours also informed Members of their support for the application.
6. **ESCC and WDC Reports**
 - ESCC Cllr Bennett advised that the annual budget process had commenced with an ambition to set a balanced budget. However, pressures on Adult Social Care, special educational needs, inflation and the possible absence of government grants could lead to pressure on service delivery. He advised that he would send an update ahead of the next parish council meeting; and
 - WDC Cllr Watts had sent his apologies but had written to advise that the WDC Scrutiny Committee had called in South East Water to review their poor performance during the recent water shortages in the Crowborough area.
7. **Planning.**
 - a) **Applications.**
 - **WD/2022/2588 - Former Blacksmiths Barn, Chalvington Road, Chalvington** - Knock down existing building and rebuild, following previous planning.
Members **OBJECTED**, unanimously to this application.
The NPPF allows new dwellings in the countryside if it is the conversion of a redundant building, a home for someone whose work means they need to live in the countryside or if it is of truly exceptional design. This application meets none of these criteria and ignores the special circumstances which allowed the conversion to residential in the first place.
This is effectively an application for a new build in the countryside, in a completely unsustainable location.
The previously approved PA WD/2021/0112/F was for a change of use from agricultural to residential with a small addition; this would have added a small family or starter home to the parish; these are the sort of houses that are required in our parish.

A better solution would be for Former Blacksmiths Barn to be listed as a heritage asset by Wealden and preserved as a building of local historic interest, and for the applicant to build out the consent on WD/2021/0112/F.

- **WD/2022/3074 - Brook Cottage, Ripe Lane, Ripe** - Proposed detached art studio/annexe.

Members **OBJECTED**, unanimously to this application.

Saved Policy DC19 of the Wealden Local Plan states that proposals for extensions/annexes should normally be physically attached to the dwelling and not lend itself to future subdivision to form a new dwelling.

We consider that the annexe is too large (16 metres in length) in relation to the main house and would appear out of place in its domestic garden setting. We would support a more modest annexe, excluding the bedroom and bathroom. Provision of a toilet would be acceptable though. Whilst we have no problem with the side elevations, the rear and front elevations are out of proportion and it is these that will be most visible from the house, a pretty tile hung character property.

We note that it is intended for foul sewage to be disposed of via the mains sewer – there may be problems here as Southern Water’s capacity is at its limits. We would suggest that Wealden request an opinion from Southern Water on this proposal.

If this annexe is permissioned by Wealden there should be a condition that it remains subsidiary/ancillary to the occupation of main house and is not rented out, sold separately or used as a holiday let.

- **WD/2022/3120 - Veals Farm, Ripe Lane, Ripe** - Proposed first floor side extension, garage conversion, and internal alterations.

Members commented on this application as follows.

The proposed extension would seem acceptable. However, we would point out that what is needed in our parish are smaller, more affordable homes to rent or buy, not larger homes being extended to become even larger.

As the LDE Certificate was issued in May 2022, we assume there are no restrictions on extensions. We would add that if this were an application for a new dwelling in the middle of the countryside in a completely unsustainable location, we would strongly object to it.

There appears to be no Design and Access statement outlining the purpose of the proposed extension but it looks like it might be a self-contained annexe with its own access/entrance in which case we would request that, if this is permissioned, then there should be a condition that the annexe remains subsidiary/ancillary to the occupation of main house and is not rented out, sold separately or used as a holiday let. We do not support an extension that results in any more vehicle journeys.

We would also like to support the response from the Forestry Commission (who neither support nor object to the application) : *It is therefore essential that the ancient woodland is considered appropriately to avoid damaging impacts, including suitable buffer zones between activity and the ancient woodland.*

- **WD/2022/3219/F - Roseneath Farm, Mill Lane, Ripe** - Demolition of former agricultural sheds and the construction of a new single dwellinghouse with associated landscaping. Conversion of existing barns to reinstate the courtyard.

Members **SUPPORTED**, unanimously, this application.

This application is a significantly amended version of WD/2019/0988/F

Chalvington with Ripe Parish Council fully supports this planning application and regards it as an exceptional and innovative design, conserving and enhancing the original features that remain of the existing farm buildings. The application protects and enhances the conservation area, and has a neutral impact on Mill Farm, a listed building opposite the site. Whilst there will be some demolition, we feel that the

design celebrates the agricultural character and value of the courtyard group. The development is all low level, low impact and there will be a low carbon footprint and pollinator friendly planting.

The Parish Council would be interested to know what the plans are for the rest of the site.

- **WD/2022/3130/F - Westlyn, Poundfield Road, Chalvington** - The subdivision and extension of an existing dwelling to form a pair of semi-detached dwellings, with associated landscaping.

This application is requesting that the time limit for build out of WD/2022/0034/F be extended from 1 year to 3 years. No other changes are being proposed. Chalvington with Ripe Parish Council recognises that there is a need for smaller family homes in the parish; this approved subdivision of a larger home will add to the supply of such homes and was one reason why the Parish Council supported the application - WD/2022/0034/F.

Members considered the timescale and advised that the sooner the subdivision can take place the better.

b) Planning applications refused, approved, referred, withdrawn or appeals.

- **APPROVED ON APPEAL** - **WD/2021/1735 - Deanland Nursery, Deanland Road, Golden Cross** - Conversion of existing barn to form 3 no. eco-friendly 3-bedroom dwellings with installation of ground source heat pump; and
- **DISMISSED ON APPEAL** – **WD/2022/0182 - Amber Cottage, Ripe** - Formation of vehicular access and parking space in front garden.

8. Other planning matters.

- a) **Consultation - Lewes and Eastbourne Planning Policy** – Cllr Dunbar-Dempsey provided a draft response for review. Members suggested changes to the draft and Cllr Dunbar-Dempsey advised that she would amend the draft accordingly. The Clerk was asked to submit the revised response.

9. Highways, footpaths and rights of way.

Cllr Dunbar-Dempsey requested that the Clerk contact the parish Footpath Officer and ask that he provide a footpath update.

10. Financial matters - Authorisation of payment of accounts – these were approved unanimously. The payments schedule is attached at Appendix A.

11. Date of the next meetings - Monday 6th February 2023 at 7pm.

The meeting closed at 19:46.

Signed..... Chairman

Date.....

Appendix A – Payments Schedule

Payments January 2023				
Income since last meeting	Amount			
Bank interest	£ 5.23			
TOTAL INCOME	£ 5.23			
BALANCES ON ACCOUNT				
Current Account (Community)	£ 12,625.09	at 28/12/2022		
Deposit Account (Business Premium)	£ 5,290.99	at 28/12/2022		
TOTAL BALANCES	£ 17,916.08			
PAID SINCE LAST MEETING TO BE APPROVED	Invoiced Services	Folio number	Chq Nos	Amount
John Ward	Stationery	39	BACS	£ 42.72
Rise Joinery	50% payment for bench (CIL funds)	40	BACS	£ 5,334.00
				£ 5,376.72
To Pay after this Meeting	Invoiced Services		Chq Nos	Amount
Paul Richards	Clerks salary - December 2022	41	BACS	£ 1,023.75
				£ 1,023.75
CIL FUNDS		CIL FUNDS		
RECEIPTS	VALUE			
Opening Balance	£ 26,346.19			
WDC - CIL Oct 2020 to March 2021	£ 6,790.11			
WDC - CIL Oct 2021 to March 2022	£ 1,966.67			
TOTAL RECEIPTS	£ 35,102.97			
EXPENDITURE (net - before VAT)	VALUE			
ESCC - Licences - posts	£ 445.50			
Costain - Install bike posts	£ 1,013.00			
Zara - Island designs	£ 795.00			
SH Solicitors - CIL advice July	£ 75.00			
SH Solicitors - advice	£ 1,350.00			
Costain - abortive visit	£ 294.11			
Architect fees - design and tender process	£ 1,744.63			
ESCC - S171 fees	£ 295.00			
Island 1 refurbishment	£ 14,060.00			
Legal advice - CIL (August 2020)	£ 125.00			
CIL island cleats (Christmas tree)	£ 327.92			
Electical connection	£ 600.00			
Extension lead (Christmas tree)	£ 21.45			
Abortive community space costs	£ 1,344.00			
50% payment for bench	£ 4,445.00			
TOTAL EXPENDITURE as at 28/12/2022	£ 26,935.61			
COMMITMENTS (net - before VAT)	VALUE			
Defibrillator (to be approved)	£ 4,500.00			
Community space commitment (approved)	£ 2,406.00			
TOTAL COMMITMENTS	£ 6,906.00			
TOTAL RECEIPTS	£ 35,102.97			
TOTAL EXPENDITURE	-£ 26,935.61			
TOTAL COMMITMENTS	-£ 6,906.00			
BALANCE	£ 1,261.36			
Balance excluding commitments	£ 8,167.36			

