

# 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 3<sup>rd</sup> April 2023 commencing 7pm.

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

**In attendance:** ESCC Cllr Bennett, Paul Richards (Parish Clerk) and Sam Adeniji (new Clerk)

**Members of the public:** 2.

**38. Apologies for absence –** WDC Cllr Watts.

**39. Declarations of interest –** none.

**40. To appoint the new Clerk and RFO as the Proper Officer.**

The Chair introduced and welcomed the new Clerk, Sam Adeniji. She proposed that he be appointed as the Proper Officer. This resolution was **AGREED** by the Members present.

**41. Approval of the Minutes of the Council Meeting held on 27th February 2023.**

Members **AGREED** that the minutes be accepted and that the Chair could sign them.

**42. Matters arising –** None.

**43. Public Session –** no questions.

**44. ESCC and WDC Reports.**

- WDC Cllr Watts had sent his apologies. His update had been circulated and included:
  - Last Thursday saw Planning Committee South sit for the last time under the current administration and I spoke out against the Pollards Solar Farm proposal. This had a unanimous vote against so it was not passed. This does not mean that Scottish power will not challenge the decision, they probably will. They may even come back with another proposal of a lesser scheme;
  - There will be no planning meetings at WDC during the month of April due to the Pre-election period;
  - Still keep an eye on the WDC website for updates about the Ukraine and the current situation; and
  - There has been some speculation and slightly misleading information about the 143 bus route that currently serves Deanland. Currently the new contracts with and between ESCC are being done and even the bus company themselves do not know what routes are affected with any changes? This was something that has been raised with Maria Caulfield and also Compass the bus operator. I have made aware Nick Bennett of the residents' concerns there. There has been some additional government funding, but perhaps Nick will be able to help how it is sliced up.
- ESCC Cllr Bennett congratulated the new Clerk on his appointment. He advised that the 143 bus service to Deanland had been supplemented by a 'dial-a-bus' service for residents in the Park which he hoped the residents would use. He was unsure when the proposed Government funds, as mentioned in Cllr Watts' update, would be allocated.

#### 45. Planning.

##### a) Applications.

- **WD/23/0403/F - Meadow Cottage, Poundfield Road, Chalvington** - Installation of 43 m2 domestic ground mounted solar array  
**Members voted, unanimously, to SUPPORT the application** which is in line with national and local policies to reduce reliance on fossil fuels for energy production.
- **WD/23/0539/F - 4 Church Lane Cottages, Church Lane, Ripe** - Change of use from residential annex to independent residential dwelling.  
**Members voted to OBJECT to the application (2 votes For, 4 votes Object with 1 abstention).**

It was noted that planning permission was granted in 2017 as an annex but not as a separate dwelling. The planning officer report stated that *'the residential annexe shall be regarded and used as an integral part of the existing dwelling only and shall not be occupied as a separate dwelling unit'*. The understanding of change from annex to independent residential dwelling is that it would be resisted in the countryside outside any development boundary and would in fact be viewed the same as if it was a new build in the countryside (which would be unacceptable). The only exceptions to this would be a separate dwelling that houses an agricultural worker or a building of exceptional design. This fails to meet either of these criteria.

All separate dwellings in the countryside now require 2 parking spaces for each dwelling; the application does not meet this requirement.

Planning Application WD/2022/2924/PIP land to the SW of Church Lane Ripe . This was an application in principle for dwellings on a greenfield site – this site is next door to 4 Church Lane Cottages (across an access track); the application was recently refused.

- **WD/23/0339/F - Oxspring, Poundfield Road, Chalvington** - Conversion of detached garage into residential family annex.  
**Members voted, unanimously, to SUPPORT the application provided that:**
  - The recommendations of the detailed 'Bat Roost Assessment' are implemented, to include specific ecological enhancements like bat bricks/tubes, planting of native species and a sensitive lighting strategy;
  - The guidance in the NatureSpace Newt officer report is followed; and
  - The development works (conversion of garage to annexe) should be regarded as an integral part of the existing dwelling and shall not be occupied as a separate dwelling unit/self-contained accommodation. It shall also not be rented out, sold separately or used as a holiday let now or in the future.
- **WD/23/0714/F - 1 Church Lane Cottages, Church Lane, Ripe** - Single storey side and rear extension.

**Members voted, unanimously, to SUPPORT the application** however, they felt that the applicant needed to provide more information on the impact of the proposal on the heritage assets, given that the site is in a conservation area. It was not stated in the application but the application needs to show where the existing 2 cars will be parked as they cannot obstruct the narrow single track Church Lane. Members would also want to preserve the gap on the west side of the dwelling so that glimpses of the South Downs can be retained as this is what makes this pair of houses of special interest.

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

- **PERMITTED** - **WD/2022/2536/F - Land off Mill Lane, Ripe** - Retention of existing access approved under WS/2013/1874 and WD/2013/2600/FA. Change of use of land to allow for keeping of horses and erection of stables, tack room and field store with revised location.

**46. Other planning matters.**

Cllr Dunbar-Dempsey advised that planning application WD/2021/2617/MEA (Solar Farm) had been refused by WDC at their last planning committee meeting. She further advised that the Secretary of State had called in the application for review. Cllr White congratulated her and the local residents who rallied considerable support for this application to be rejected. The Chair asked that the Minutes reflect the superb work from Margot Allfrey and Joe Eagles in providing the evidence and substantive case for refusal. They managed to get over 900 signatures on a petition and organised over 250 letters of objection.

**47. Highways, footpaths and rights of way – no update.**

**48. Financial matters**

- a) Authorisation of payment of accounts – these were **AGREED**.
- b) Donation request – The request from the Villages Music Festival was deferred until the next meeting.
- c) Members **RESOLVED** to approve the bank mandate to add Cllr Ruddock-West as a full signatory to the bank accounts.

**49. Date of the next meetings** - the arrangements for the Annual Parish Meeting and the Annual Council Meeting to be held on 15th May 2023 were reviewed. The new Clerk will circulate the Agendas for both meetings.

Then Chair thanked the Members for their support over the last four years and summarised the achievements made in that time which included:

- Creation of a local Speedwatch team. This is now managed by a local resident and they now have their own dedicated radar device;
- The parish council led a campaign, with huge help and assistance from residents, to object to one of the largest proposed solar farms in Europe. This application was refused by WDC in April 2023;
- Cllr Ruddock-West led the objections to the proposed A27 offline route. He met with the local MP who now supports the objection;
- Cllr Dashfield, as the appointed tree officer, reviewed many tree-related planning applications;
- Financial reserves have improved in the last 12 months to levels near to the best practice audit requirements;
- The new parish website complies with the latest accessibility legislation and is much more user friendly;
- Flooding hot spots have been identified with help from residents. The DEFRA and ESCC records have now been updated;
- Members agreed to support the Civility and Respect Pledge; and
- An event to celebrate the contribution made by volunteers is planned as part of the Coronation events on 8<sup>th</sup> May 2023.

The meeting closed at 19:41.

Signed..... Chairman

Date.....

