RINGMER PARISH COUNCIL

Minutes of the Full Council Meeting
Held on Tuesday 9th December 2025 at 19.00
In the Parish Rooms, Old School Close, Ringmer, East Sussex, BN8 5RA

Present:			
Cllr Nick Chaloner (NC)	Cllr Margaret Crompton (MC)	Cllr David Duke (DD)	Cllr Linda Grange (LG)
Cllr John Kay (JK)	Cllr Marcia Morgan (MM)	Cllr Gordon Sims (GS) Chair	Cllr Jonathan Spencer (JS)
Cllr Alan West (AW)	Cllr John Whitlock (JW) – Chairing Planning		
Other Attendees:			
District/County Cllr	Cllr Emily O'Brien (EOB)		
Other	Annie Hazzard (AH) – Clerk	Carol Hodgson (CH) - Admin	
Members of Public	2		

	Agenda Items	
1.	**To receive and accept apologies for absence** All present	
2.	**Declarations of Interest:** Disclosure by Councillors of their personal interests regarding matters on the agenda, and whether the councillor regards their interest as prejudicial under the terms of the Code of Conduct. Cllr West declared an interest in item 9.4.iv & 9.4.vii as a Trustee of Ringmer Village Hall (Dispensation in place) and Cllr Whitlock declared an interest in item 10.1 as a director of the business quoting.	
3.	**Dispensation requests -** None received.	
4.	**Minutes of previous meeting** To agree the Full Council minutes of the meeting held on 11th November '25. **RESOLVED: To approve and sign the minutes of the full council meeting held on 11th November 2025.**	
5.	**Public questions or comments:** Up to 15 minutes (3 minutes per person) will be available for the public to make representations or questions. Please note that under Data protection regulations we ask members of the public to only state their name if they agree to their name being recorded. Marisa Hayes (MH), Chair of Ringmer Village Hall (RVH), spoke on item 9.4.iv concerning the Committee's grant application for £10,648 to refurbish the public conveniences. She pointed out that the maintenance of these facilities does not fall within the charitable objectives of RVH. The PC's O&F Committee had recommended that RVH pursue match funding from LDC; however, MH expressed concern that, due to previous grants already awarded, securing additional funding is unlikely.	
6.	**If the Committee wishes to exclude the public for a particular agenda item, the following resolution must be passed:** 'That under the Public Bodies (Admission to Meetings) Act 1960, the public and representatives of the press and broadcast media be excluded from the meeting during the consideration of the following items of business as publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted.' - None required.	
7.	**Reports (Up to 15 mins) –** To receive and accept any reports submitted i. Clerk ii. MP iii. East Sussex County Councillor iv. Lewes District Councillor(s) v. PCSO Reports from The Clerk, MP, Cllr Johnny Denis, Cllr Emily O'Brien and PCSO Alan Ash had previously been circulated and were noted.	
8.	**Co-Option of Councillors** To consider any expressions of interest in accordance with Parish Council's Standing Orders. None received.	
9.	**Finance Matters**	
9.1	To receive the latest Financial Reports - Received and noted.	
9.2	To approve and sign the latest bank reconciliation. **RESOLVED: The latest bank reconciliation was approved and signed.**	
9.3	To approve and sign the list of payments. **RESOLVED: The list of payments was approved and signed.**	
9.4	**To receive recommendations from the Office and Finance Committee Meeting of 27/11/2025**	
	i. To consider the options for pension arrangements. The Council's previous defined benefit pension scheme has produced a cessation fee of £98,800. This figure could be crystallised and repaid in a lump sum or repaid over 5 years with interest payable on the capital sum. It was noted that the current defined contribution scheme puts a significantly lower financial burden on the PC's finances and over time will negate this fee.	

	RESOLVED: To approve crystallisation of the amount and settle the outstanding balance of £98,800 in a single payment within the current financial year from General Reserves. **ACTION: Clerk/RFO to action the above.**	OFF
	Annual Budget - To approve the budget amount of £166,635. See Clerk's report. **RESOLVED: To approve the annual budget of £166,635 for 2026/7**	
	ii. Precept – To approve a Precept amount of £166,635. See Clerk's report. **RESOLVED: To approve the Precept amount of £166,635 for 2026/7** **ACTION: Clerk/RFO to apply to LDC for a precept amount of £166,635**	OFF
	iii. CIL Funds – To approve any recommendations. See Clerk's report. **RESOLVED: To approve the transfer of funds from the 'Unallocated CIL Funding' reserve to two new CIL EMRs as outlined below:** **a. EMR – CIL – Affordable Housing Stock Provision: £100,000 (Ringmer CLT / Jubilee Cottages)** **b. EMR – CIL – Infrastructure Projects: £300,000. This includes:** **i. Improvements to the Scout Hut (Ringmer Scout Group)** **ii. Construction of a new Ringmer Cricket Pavilion (Ringmer Cricket Club)** **iii. Ringmer Village Hall: Revive 'Project 2' to create additional meeting space (RVH Committee)** **iv. Infrastructure for youth provision** **ACTION: Clerk/RFO to action the above.** **RESOLVED: To defer consideration of the RVH CIL Application for refurbishment of the public toilet at Ringmer VH, subject to them obtaining 3 quotes.** **Council noted that they support the project in principle.** **ACTION: Office to request that Ringmer VH Committee obtain three quotes for the required work.**	OFF OFF
	iv. Lightsource Grant - To receive and approve any recommendations. See Clerk's report. **RESOLVED: To approve funding of £5,500 for a wildlife pond & wetland area project at Almond Field.** **ACTION: Office to action the above grant.**	OFF
	v. To consider allocation of funds to bank accounts to enhance interest / investment growth & funds security. See Clerk's Report. **RESOLVED: To transfer £300k from Barclays BPA to Cambridge & Counties 95 Day Notice account** **ACTION: CLERK/RFO to action the above transfer.**	OFF
	vi. Projects to be considered for inclusion in the Ringmer Neighbourhood Plan. See Clerk's report. **RESOLVED: That the following projects are included in the Ringmer Neighbourhood Plan:** **1. Assist with increasing the affordable housing stock – (Ringmer CLT)** **2. Improvements to the Scout Hut – (Ringmer Scout Group)** **3. Building of a new Ringmer Cricket Pavilion – (Ringmer Cricket Club)** **4. Ringmer VH: Revive 'Project Two' to provide more meeting space – (RVH Committee)** **5. Infrastructure for youth provision** **ACTION: AW to include the above projects in the draft Ringmer NHP**	AW
	vii. To receive the half yearly internal audit report for Mulberry LAS Ltd. The internal audit report had previously been circulated and was noted.	
9.5	**Grant Application** S137 application £295.00 towards bonfire and carols on the village green. **RESOLVED: To approve a grant of £295 towards bonfire & carols to be held on the village green 19-Dec.** **ACTION: Clerk/RFO to pay the above grant directly to the insurers.**	OFF
10.	**Open Spaces and Related Matters**	
10.1	**Springett Avenue Shopping Precinct** To consider the quote for overseeing the management of the project. See Clerk's Report. **RESOLVED: To accept the quote received from DMP LLP for £1,750**	
10.2	**Thakeham Development Lewes Road.** To consider the proposed provision of bus shelters at Chamberlains Lane - eastbound and westbound. **RESOLVED: To approve the recommended bus shelters supplied from Littlethorpe – Newstead style.**	
10.3	**Fingerpost Field - Skatepark Path** To consider options and receive quotes for proposed works. **RESOLVED: To accept the quote from Trenchline for £15,776.80 and allocate funding of £9,526.34 from EMR – CIL – Skatepark fund with the balance of £6,250.46 to come out of 'Unallocated CIL Funding'.** **ACTION: Clerk/RFO to action the above** **RESOLVED: To approve the funding of 'Licence Fees' – approximately £2,000 from 'Unallocated CIL Funding'.**	OFF

11.	**General**	
11.1	**Local Government Reorganisation (LGR) in East Sussex Consultation** To consider making a response to this consultation – response deadline 11.01.26. **RESOLVED: To support 'One East Sussex' LGR Proposal. LG delegated to respond to the consultation.** **ACTION: LG to complete online consultation**	LG
11.2	**Lewes District Council Local Plan Consultation.** i. To consider a response **RESOLVED: To defer to the Jan26 Full Council Meeting as information from LDC is not yet available** ii. To consider methods of effectively communicating information regarding the Lewes District Council Local Plan Consultation to residents **RESOLVED: To hold an informal meeting in January 2026 to gather suggestions for the Full Council's decision that month.**	
12.	**Planning Matters –** To consider responses to Planning Applications:	
12.1	**LW/25/0498 - Land East of Uckfield Road (A26) Ringmer** Variation of condition 20 (Turning Space) relating to approval LW/22/0254 - To change the wording of Condition 20 relating to turning space (Response by 15/12/25) **RESOLVED: Parish Council decision: The proposed variation of Condition 20 relating to turning space as per granted permission LW/22/0254 is in line with the comments of East Sussex County Council Highways. No comment on this application.**	
12.2	**LW/25/0594 - Clayhill Woods Isfield Road Ringmer** Replacement of agricultural barn with a residential/commercial unit (retrospective), extension to hardstanding, construction of equestrian manège and associated works (Response by 03/12/25). See support papers and Clerk's Report. **Ringmer Parish Council has reviewed the above application and notes the following consultee responses:** **Natural England: No objection.** **NatureSpace: Advises that, due to the presence of Great Crested Newts and the site being within an Amber Zone, the applicant must obtain a District Licence and provide additional/supporting information relating to ecological connectivity.** **East Sussex County Council Highways: Objects to the proposal due to inadequate visibility splays, insufficient parking provision, and lack of cycle parking.** **RESOLVED: Parish Council decision: Strongly object to the retrospective application.** **Parish Council reiterates and maintains its objection for the retrospective application, consistent with its previous response submitted on 20th November, and objects to this application on the following grounds:** **The Parish Council has considered the information provided and notes the changes from applications LW/24/0059 and LW/24/0251, including the relocation of certain structures outside the ancient woodland buffer and the submission of a landscaping and woodland restoration scheme.** **However, the Council maintains its previously stated objections. In particular, concerns remain regarding:** **1. the historic and ongoing impact on ancient woodland and its buffer,** **2. the site's proximity to Plashett Wood SSSI and related ecological sensitivities,** **3. the visual impact and increased height of the existing building, and** **4. the cumulative harm resulting from development undertaken without permission.** **5. the application continues to lack adequate highways information, specifically regarding visibility splays, parking provision, and cycle parking, as highlighted by the Highways Authority.** **6. ecological Connectivity – Additional ecological information is required to address concerns raised regarding Great Crested Newts and potential impacts on ecological connectivity, particularly given the site's proximity to sensitive woodland.** **While we acknowledge the mitigation proposed, the Council does not consider that the revisions sufficiently overcome these fundamental concerns. Accordingly, the Parish Council's strongly object to the retrospective application.**	
12.3	**LW/25/0604 - 4 Broyle Mill Ringmer BN8 5GB** Replacement of an existing detached shed with a single-storey detached garden room (Response By 19/12/25) **RESOLVED: Parish Council decision: No objection to this application.** **Parish Council notes that the proposed replacement structure is positioned to the side of the property rather than at the bottom of the garden.**	

12.4	**LW/25/0605 - Ivydene Vicarage Way Ringmer BN8 5EX** Erection of single-storey front extension (Response by 17/12/25) **RESOLVED: Parish Council decision: Objects to this application.** **Parish Council has reviewed the proposal for a single-storey extension to the front elevation of Ivydene. It appears that the extension would project forward of the main front elevation and would result in the loss of the existing main entrance door/porch and the ground-floor bay window.** **The property has already been extended multiple times to various elevations.** **Although the dwelling is partly screened from public view by vegetation and fencing, the proposed alteration would significantly impact the character of the principal elevation. The loss of the formal symmetry—particularly the bay windows—would be regrettable and out of keeping with the building's established appearance.** **The application site lies within the Ringmer Conservation Area, where the design and materials of new development must preserve or enhance the character of the area. The proposed flat roof to the new front extension would be out of keeping with the architectural character expected in this designated area** **Furthermore, given the existing extensions to the left-hand side and rear, the Parish Council considers that this additional forward extension may be one step too far in terms of cumulative impact on the property's form and character.**	
12.5	**LW/25/0609 - Culver Farm Culver Lane Barcombe** Engineering operations pursuant to a habitat enhancement scheme (Response 01/01/26) **RESOLVED: Parish Council decision: Supports the application, recognising the positive contribution it would make to local habitat enhancement and biodiversity.** **Parish Council notes that a Natural England Habitat Management and Monitoring Plan accompanies the application, providing guidance and oversight for the proposed ecological improvements.**	
12.6	**LW/25/0613/CD - Clayhill House Uckfield Road Ringmer BN8 5RU** Discharge of condition 10 (Schedule of Works) relating to approval LW/24/0288 and LW/24/0405 (the Barn only) (Response by 08/12/25) Ringmer Parish Council notes that a Natural England Habitat Management and Monitoring Plan accompanies the application, providing guidance & oversight for the proposed ecological improvements **RESOLVED: Parish Council decision: No objection to the application.**	
12.7	**LW/25/0622 - 20 Greater Paddock Ringmer BN8 5LH** Single storey rear extension and loft conversion (Response by 10/12/25) **RESOLVED: Parish Council decision: Supports the application.** **Careful consideration has been given to the design features, including the gable end of the French doors to the rear. The existing hip roof on part of the barn transitions to a hipped gable on the side elevation rather than a part-pitched or flat-roof dormer.** **The creation of a pitched front dormer, in keeping with other dormers in Greater Paddock, is welcomed and considered more sympathetic to the character of the area than flat-roof dormers.**	
12.8	**LW/25/0630 - 30 Christie Avenue Ringmer BN8 5JT** Section 73A Retrospective application for replacement of existing conservatory with single-storey rear extension. (Response by 12/12/25) **RESOLVED: Parish Council decision: No objection to the application.**	
12.9	**LW/25/0643/CD - Averys Nurseries Uckfield Road Ringmer BN8 5RU** Discharge of Condition 2 (External Materials) in relation to the approval of LW/24/0343 (Determination Date 26/12/25) **RESOLVED: Parish Council decision: Suggests confirmation that the proposed materials for the roof tiles to the dwellings are to as be specified 'clay' roof tiles opposed to interlocking concrete roof tiles.** **Parish Council notes that materials are already being installed on the industrial units prior to a formal decision on materials. It is further noted in the proposed material document that the images provided for the proposed 'clay' roof tiles actually show Marley Modern Flat Profile Concrete Interlocking Roof Tiles. Clay tiles should be provided over the incorrectly shown concrete interlocking tiles.** **Parish Council considers that the originally proposed Marley Clay Hanging Tiles (Acme Heather Blend) are appropriate. The use of James Hardie Weatherboard with grain effect is also considered acceptable**	
12.10	**LW/25/0650 - 1 Lower Clayhill Farm Cottages Barcombe Mills Road Barcombe BN8 5BY** Conversion of existing detached double garage into single-storey annexe, including addition of front porch canopy and alterations to fenestration. (Response by 24/12/25) **RESOLVED: Parish Council decision: No objection to the application.**	

12.11	**LW/25/0655 - Goldcliff Nurseries The Holdings Old Uckfield Road Ringmer BN8 5RY** Erection of container to provide catering offer at the existing garden centre site. (Response by 25/12/25) **RESOLVED: Parish Council decision: Supports the planning application**	
12.12	**LW/25/0660 - Land East of The Orchards Uckfield Road Ringmer BN8 5RX** Phased erection of 8 self-build and custom dwellings (Response by 26/12/25) **RESOLVED: Parish Council decision: Strongly objects to the application considers that planning permission should be refused.** **Parish Council strongly objects to the application at the proposed site for eight self-build and custom dwellings for the following reasons:** **1. Unsustainable and Inappropriate Location** **The site lies outside the Ringmer settlement area and is unsuitable for additional housing.** **This proposal represents incremental "salami-slicing" of countryside land and contributes to the gradual erosion of previously undeveloped land without delivering meaningful infrastructure or community benefit.** **There is no justification for new housing in this isolated location.** **2. Complete Car Dependence** **There are no direct bus services** from the A26 into Ringmer village.** **Residents—including school-age children—would be entirely reliant on private cars to reach Ringmer Primary, Ringmer Secondary and Barcombe schools, as well as essential village services.** **This conflicts with LLP1 CP13 and NPPF 108–116, which require development to promote sustainable travel.** **3. Inaccurate and Outdated Transport Evidence** **The GTA Transport Report contains incorrect statements about bus links and relies on 2016–2020 accident data, now over five years out of date.** **Recent fatalities and serious collisions on the A26 mean the report does not reflect current safety risks.** **4. Highway Safety Risks** **The A26—particularly Clay Hill and the Barcombe junction—has seen multiple recent fatalities and RTAs.** **Additional traffic, including unavoidable school-run journeys, would increase danger on this already hazardous 60mph road.** **5. Misuse of the Connectivity Tool** **The applicant's reliance on the DfT Connectivity Tool is misleading.** **A high-level national tool cannot disguise the absence of public transport, unsafe walking routes, or the fact that this site is not connected to the main village or next nearest village of Barcombe in any practical or sustainable way.** **6. No Community Benefit or Infrastructure Gain** **The proposals offer no meaningful contribution, infrastructure, or improvements that benefit the local community.** **As such, the development delivers harm without corresponding public gain, failing to meet basic principles of sustainable or plan-led growth.** **7. Tilted Balance Still Allows Refusal** **Although Lewes District lacks a 5-year housing land supply, the NPPF requires refusal where harms significantly and demonstrably outweigh benefits.** **Here, the sustainability, safety, and infrastructure harms vastly outweigh the limited benefit of just 8 self-build and custom dwellings.** **Conclusion: This application represents unsuitable and unsustainable development, dependent on private cars, supported by outdated evidence, harmful to highway safety, offering no community or infrastructure benefit, and incrementally eroding open countryside.**	
12.13	**LW/25/0668 - Land Between The Broyle and Roundhouse Road, The Broyle, Ringmer** Modification of S106 linked to Planning Application LW/22/0255 - variation to definitions including Affordable Rents, Local Housing Allowance, Mortgagee in Possession and Protected Tenant, as well as removal of Definition of Chargee and Chargees Duty. (Determination Date 6/01/26) **RESOLVED: Parish Council decision: Strongly objects to the proposed modifications to the Section 106 Agreement for LW/22/0255.** **The proposed changes would:**	

	1. **Amend definitions including Affordable Rent, Local Housing Allowance (LHA), Mortgagee in Possession, Protected Tenant, and remove Chargee/Chargee's Duty, weakening long-term protections for affordable housing.** 2. **Allow Affordable Rent to exceed 80% of market value and LHA, making homes unaffordable to local households in need.** 3. **Remove safeguards ensuring affordable homes remain protected if lenders take possession.** 4. **Contravene the NPPF Affordable Housing definition (Annex 2) and Section 5 on delivering sufficient housing.** **Parish Council considers these changes would undermine the purpose of the S106, reduce affordability, and conflict with national policy. The current S106 terms should be retained in full.**	
13.	**Reports, Correspondence, Questions and Future Agenda Items** To consider any correspondence received after this agenda has been published for noting or action. LG advised that she intends to report the discharge of water from the Croudace site into the ditch to the Environment Agency JK reported that SDNPA have produced their Local Plan revision and that there are no sites allocated in Ringmer.	
14.	**Urgent items at the Chairman's discretion requiring decisions which cannot be held over until the next meeting.** Due to a response date of 01-Jan-26 the following planning application was considered: LW/25/0448 - Land Adjcent To 1 Trinity Field Bishops Lane Ringmer Erection of 1no. detached dwelling with car parking **RESOLVED: Parish Council Decision: Strongly objects to the application.** **Parish Council strongly objects to the application on the following grounds.** **1. Incorrect Plot Size and Resulting Overdevelopment** **Item 3 of the Design & Access Statement incorrectly states that the application site measures 327 sq.m** **While this may be the full site area in access road, the proposed dwelling itself occupies approximately 70 sq. m, leaving minimal external space for compliant parking, private amenity area, landscaping or meaningful separation from boundaries all illustrated on the proposed site block plan.** **The proposal therefore constitutes overdevelopment, contrary to:** **a. Local Plan design policies,** **b. The Ringmer Neighbourhood Plan (where relevant), and** **c. NPPF Paragraph 130, requiring adequate outdoor amenity space and well-designed places. The constrained plot results in a poor-quality living environment and fails to reflect the spacious character of nearby properties.** **2. Harmful Impact on Street Scene – Unbalanced Gable End** **The gable end of the proposed left-hand flank elevation will be clearly visible from Bishops Lane. This creates an unbalanced and incongruous form in the street scene, at odds with:** **a. the prevailing orientation of nearby dwellings, and** **b. the character of the surrounding residential area.** **The Design & Access Statement does not address or mitigate this harm.** **3. Insufficient Parking Provision** **A 2-bedroom dwelling should provide two off-street parking spaces in accordance with local parking standards and East Sussex County Council guidance.** **Only one usable space appears achievable due to the cramped plot.** **This is unacceptable because:** **a. Parking on Bishops Lane is already at capacity,** **b. Older properties in Green Close **do not have off-street parking and already spill onto Bishops Lane,** **c. New parking restrictions** are due to be extended permanently, further reducing on-street capacity.** **Any dwelling that cannot meet its own parking demand will worsen existing pressure and lead to unsafe and obstructive parking, contrary to NPPF 110–111.**	

4. **Windows Positioned Less Than 1m From Hedgerow**
   The proposed floor plan places windows for Bedrooms, Kitchen and Bathroom at less than one metre from the boundary hedgerow.
   Concerns include:
   a. **severe limited natural light,**
   b. **poor residential amenity,**
   c. **high likelihood that the hedgerow will require cutting or removal to allow light and access,**
   d. **future pressure to remove vegetation due to overshadowing.**

   The hedgerow is drawn overly uniform in the plans and does not reflect its true depth or natural form.
   Given these factors, a Daylight & Sunlight Assessment should be required. The absence of such an assessment is a significant omission for a dwelling built so close to dense vegetation.

5. **Removal of Significant Trees and Lack of Replacement Planting**
   Three existing trees—including a large Maple, Horse Chestnut, and Monkey Puzzle are to be removed to accommodate the development.
   Although the Arboricultural Report notes this loss is "unfortunate", the proposed site plan does not match the report's recommendations for replacement planting. Specifically, no compensatory planting is shown in the South/West corner, contrary to the recommendations intended to mitigate visual and ecological loss.
   This conflict between the Arboricultural Report and the proposed plans means the development fails to meet:
   a. **NPPF 131 (retaining and planting trees),**
   b. **local biodiversity and design policies.**

6. **Overshadowing of Garden and Main Living Space**
   The only usable outdoor amenity area, as well as the north-facing living room window/doors, will be significantly overshadowed by the retained Lime Tree, especially during Summer months.
   This will:
   a. **greatly reduce natural light,**
   b. **create a dark, poor-quality main living space,**
   c. **diminish the usability of the private garden,**
   d. **likely lead to future requests to excessively prune or remove the Lime Tree.**

   This shows the site is not suitable for the type of development proposed.

7. **Inadequate Bin Storage Provision**
   The proposed bin collection point is not large enough to accommodate the requirement for two already constructed large family homes and the additional 2 bedroom dwelling:
   a. **6 × 240-litre wheeled bins**
   b. **food waste caddies**

   With waste collections moving to fortnightly in February 2026, adequate bin storage and collection points is essential.
   The current arrangement is unrealistic and will result in overflowing bins, obstruction, and a poor-quality environment.

8. **"Precedent" Misinterpreted – Nearby Consents Do Not Justify This Scheme.**
   The applicant references:
   1. **LW/24/0056 (two houses to the rear),**
   2. **21 homes at Clarks Croft (LW/15/0318),**
   3. **Appeal decision for 68 dwellings (LW/21/0694).**

   These schemes do not create precedent, nor do they share the same:
   a. **plot size constraints,**
   b. **design impacts,**
   c. **parking limitations,**
   d. **overshadowing issues,**
   e. **loss of three mature trees, or**
   f. **negative effect on Bishops Lane's capacity.**

   Planning decisions must be made on the specific merits of each proposal, and this site is demonstrably unsuitable for such a tightly constrained bungalow.

	9. Not "Natural Infill **The site is too small and too constrained to be "natural infill".** **True infill should:** **a. reflect the character of surrounding plot sizes,** **b. allow adequate spacing,** **c. avoid harm to the environment or street scene, and** **d. accommodate parking and garden space safely.** **This proposal meets none of these criteria.** **10. Inefficient and Poor-Quality Use of Land** **Although the applicant claims the scheme makes "efficient use" of land, cramming a 70 sq.m bungalow into a 327 sq.m plot—leaving minimal garden space, insufficient parking, and poor daylighting—is not efficient nor high-quality semi-rural design.** **It instead results in an overdeveloped, constrained, overshadowed dwelling.** **11. Not a Sustainable Location** **The applicant asserts that the scheme is sustainable, it not just about travel/locality, sustainability also requires:** **a. adequate private amenity space,** **b. safe access,** **c. sufficient daylight,** **d. retention of important trees, and** **e. no worsening of parking or highway conditions.** **The scheme fails on all of these grounds.** **12. Tilted Balance Does Not Override the Harm** **While Lewes District cannot demonstrate a 5-year housing land supply, the NPPF states permission must be refused where the adverse impacts significantly and demonstrably outweigh the benefits.** **Here:** **1. overdevelopment,** **2. overshadowing,** **3. loss of trees,** **4. poor amenity for future occupiers,** **5. lack of compliant parking, and** **6. harm to the character of Bishops Lane** **far outweigh the limited benefit of a single 2-bedroom dwelling.** **The development therefore does not comply with NPPF 11 or 130.** **Conclusion** **For the reasons above, the proposed 2-bedroom bungalow:** **1. is an overdevelopment of a constrained plot,** **2. fails to provide adequate parking, light, garden space or landscaping,** **3. harms the street scene,** **4. results in unacceptable future overshadowing,** **5. removes important trees without proper mitigation, and** **6. conflicts with both local and national planning policy.** **The Design & Access Statement conclusion does not reflect the reality of the site's limitations.** **The development would create a substandard living environment and cause demonstrable harm, and planning permission should be refused.**	
	Meeting closed at 9pm	

THE PUBLIC AND PRESS HAVE A RIGHT AND ARE WELCOME TO ATTEND

Date of Next Council Meeting in Parish Rooms, Lucy Stone Room - on Date 13th January 2026 at 19.00

Chairman		**Date: 13-Jan-26**

01/12/2025

12:59

Ringmer Parish Council

Balance Sheet as at 30/11/2025

31st March 2025				31st March 2026	
		Current Assets			
3,514		VAT Control A/c	1,296		
128,638		Barclay's Current	210,783		
51,862		Barclays Premium	344,377		
94,728		Public Sector Deposit Fund	97,127		
114,564		Redwood Bank 35 Day CIL Funds	119,030		
104,482		Redwood Bank 95 Day CIL Funds	104,482		
497,788				**877,095**	
	497,788	**Total Assets**			**877,095**
		Current Liabilities			
0				**0**	
	497,788	**Total Assets Less Current Liabilities**			**877,095**
		Represented By			
	155,875	General Reserves			209,074
	99,044	EMR - CIL - unallocated			434,150
	12,469	EMR - Comm Asset Rnl & Repair			12,372
	9,500	EMR - Elections			10,300
	389	EMR - Office Equipment Replace			1,832
	500	EMR - Speed Reduction			5,500
	1,440	EMR - Old Church			7,682
	18,406	EMR - Lucy Stone Precinct proj			18,406
	0	EMR - Play Equipment Replaceme			10,000
	7,895	EMR - Open Spaces Maintenance			11,657
	24,747	EMR - CIL - Ringmer NHP			24,747
	7,592	EMR - CIL - Bus Shelters			0
	9,526	EMR - CIL - Skatepark			9,526
	32,000	EMR - CIL - Shopping Precinct			32,000
	50,000	EMR - CIL - Cyclepath Extn			50,000
	13,000	EMR - CIL - Village Gateway			13,000
	35,000	EMR - CIL - Ringmer Rifle Club			0
	13,565	EMR -Lightsource Grant Funds			12,056
	6,842	EMR - Almond Field			7,794
	0	EMR - Devolution Costs			5,000
	0	EMR - Public Toilets			2,000
	497,788				**877,095**

01/12/2025

12:59

Ringmer Parish Council

Balance Sheet as at 30/11/2025

31st March 2025	**31st March 2026**

The above statement represents fairly the financial position of the authority as at 30/11/2025 and reflects its Income and Expenditure during the year.

Signed :
Chairman _____ Date : _____

Signed :
Responsible
Financial _____ Date :_____

			Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent
100	Council	Income	462,480	165,450	(297,030)			279.5%
		Expenditure	819	1,800	981		981	45.5%
		Net Income over Expenditure	461,662	163,650	(298,012)			
		plus Transfer from EMR	0	0	0			
		less Transfer to EMR	292,515	0	(292,515)			
		Movement to/(from) Gen Reserve	(123,367)	163,650	(5,497)			
110	Staffing	Expenditure	44,490	73,783	29,293		29,293	60.3%
120	Office & General	Income	10	0	(10)			0.0%
		Expenditure	18,406	40,921	22,515		22,515	45.0%
		Net Income over Expenditure	(18,396)	(40,921)	(22,525)			
		plus Transfer from EMR	-243	0	243			
		less Transfer to EMR	0	0	0			
		Movement to/(from) Gen Reserve	(18,639)	(40,921)	(22,282)			
200	Allotments	Income	86	1,014	928			8.5%
		Expenditure	751	950	199		199	79.0%
		Movement to/(from) Gen Reserve	(665)					
210	Amenities	Expenditure	1,006	6,921	5,915		5,915	14.5%
		plus Transfer from EMR	0	0	0			
		Movement to/(from) Gen Reserve	(1,006)	(6,921)	(5,915)			
300	Village Green	Expenditure	1,985	2,260	275		275	87.8%
		plus Transfer from EMR	693	0	(693)			
		less Transfer to EMR	0	0	0			
		Movement to/(from) Gen Reserve	(1,292)	(2,260)	(968)			
310	Jubilee Rose Garden	Expenditure	455	1,000	545		545	45.5%
		plus Transfer from EMR	240	0	(240)			
		Movement to/(from) Gen Reserve	(215)	(1,000)	(785)			
315	Sadlers Way/Middleham Close	Expenditure	0	600	600		600	0.0%
320	Anchor Field	Expenditure	0	1,100	1,100		1,100	0.0%
330	Fingerpost Field	Expenditure	1,530	4,000	2,470		2,470	38.2%
		plus Transfer from EMR	97	0	(97)			
		Movement to/(from) Gen Reserve	(1,433)	(4,000)	(2,567)			
337	Almond Field	Expenditure	48	250	202		202	19.2%
		plus Transfer from EMR	48	0	(48)			
		less Transfer to EMR	0	0	0			
		Movement to/(from) Gen Reserve	0	(250)	(250)			
340	Broyle Lane / Broyle Close	Expenditure	156	2,365	2,209		2,209	6.6%
		plus Transfer from EMR	0	0	0			
		Movement to/(from) Gen Reserve	(156)	(2,365)	(2,209)			

Continued over page

			Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent
355	Pond	Expenditure	519	10	(509)		(509)	5185.0%
		plus Transfer from EMR	509	0	(509)			
		Movement to/(from) Gen Reserve	(10)	(10)	0			
360	Play Area Inspections	Expenditure	1,560	3,600	2,040		2,040	43.3%
370	Waste	Expenditure	2,166	5,000	2,834		2,834	43.3%
		plus Transfer from EMR	0	0	0			
		Movement to/(from) Gen Reserve	(2,166)	(5,000)	(2,834)			
380	Open Spaces	Expenditure	5,529	14,835	9,306		9,306	37.3%
		plus Transfer from EMR	305	0	(305)			
		Movement to/(from) Gen Reserve	(5,223)	(14,835)	(9,612)			
390	Other Areas	Expenditure	2,851	8,819	5,968		5,968	32.3%
		plus Transfer from EMR	0	0	0			
		Movement to/(from) Gen Reserve	(2,851)	(8,819)	(5,968)			
		Grand Totals:- Income	462,576	166,464	(296,112)			277.9%
		Expenditure	82,269	168,214	85,945	0	85,945	48.9%
		Net Income over Expenditure	380,307	(1,750)	(382,057)			
		plus Transfer from EMR	1,649	0	(1,649)			
		less Transfer to EMR	292,515	0	(292,515)			
		Movement to/(from) Gen Reserve	89,441	(1,750)	(91,191)			

Ringmer Parish Council

Bank - Cash and Investment Reconciliation as at 30 November 2025

		Account Description	Balance	
Bank Statement Balances				
1	30/11/2025	Barclays Current	210,782.71	
2	30/11/2025	Barclays Premium	344,376.76	
6	30/11/2025	Redwood Bank 95 Day CIL Funds	104,482.14	
7	26/11/2025	Redwood Bank 35 Day CIL Funds	119,030.15	
				778,671.76
Other Cash & Bank Balances				
		Public Sector Deposit Fund	97,127.42	
				97,127.42
				875,799.18
Receipts not on Bank Statement				
0	30/11/2025	All Receipts Cleared	0.00	
				0.00
Closing Balance				875,799.18
All Cash & Bank Accounts				
1		Barclay's Current		210,782.71
2		Barclays Premium		344,376.76
6		Redwood Bank 95 Day CIL Funds		104,482.14
7		Redwood Bank 35 Day CIL Funds		119,030.15
		Other Cash & Bank Balances		97,127.42
		Total Cash & Bank Balances		875,799.18

Chairman:_____

Date: 09.12.25

Date: 01/12/2025 Ringmer Parish Council Page 1

Time: 13:23 Barclay's Current

List of Payments made between 01/11/2025 and 30/11/2025

Date Paid	Payee Name	Reference	Amount Paid	Authorized Ref	Transaction Detail
03/11/2025	Lewes District Council	161	234.00		Playground Inspections Nov
03/11/2025	William's Gardening Services	BACS	15.00		Water meter readings
03/11/2025	SLCC Enterprises Ltd	163	300.00		Membership - Clerk
03/11/2025	Ash Towner Ltd	164	156.12		IT Services
03/11/2025	BWP Creative Ltd	165	34.80		website consultation
04/11/2025	SLCC Enterprises Ltd	166	18.00		Training - Clerk
05/11/2025	BWP Creative Ltd	167	314.64		Website Hosting
05/11/2025	Kings Academy Ringmer	168	3,750.00		Rent - Office
05/11/2025	RJS Trees and Gardens	169	222.00		Churchyard treework
05/11/2025	William's Gardening Services	170	195.00		Jubilee Rose Gardens
05/11/2025	Cosmo Construction (UK) Ltd	171	528.00		VG playground repair
05/11/2025	Lewes District Council	172A	235.20		Bins
05/11/2025	Cosmo Construction (UK) Ltd	171	-528.00		contra
05/11/2025	Cosmo Construction (UK) Ltd	171	528.00		VG Plarground repair
07/11/2025	RWC Landscape Maintenace	173	693.00		Various
07/11/2025	O2 Mobile Phones	174	13.20		Mobile
13/11/2025	Adobe Systems Ltd	175	19.97		Adobe Licence
13/11/2025	LGB Brass Band	176	275.00		Remembrance Day - Band
13/11/2025	Rachel Bicker	177	508.50	FC 14.01.25 Item10.5	Pond Baseline Survey
13/11/2025	Galaxy Technical Solutions	178	60.00		Galaxy Technical Solutions
19/11/2025	Ricoh Uk Ltd	179	168.75		Copier charges
21/11/2025	TJW Tree Services Ltd	180	1,596.00	FC Oct 25	FPF Hedge Cut
24/11/2025	Zen Internet Ltd	181	42.30		Broadband and Landline
25/11/2025	Countrywide Grounds Maintenanc	182	1,157.90		Grass contracted
25/11/2025	Best Construction	183	576.00	FC 11.11 Item 10.2	Ditch clearance VG Bowl's Club
27/11/2025	Nest Pension	184	265.99		Pension contributions
27/11/2025	Salaries		3,834.38		Salaries Nov
27/11/2025	HMRC Paye/NI	187	1,479.17		Tax/NI Nov
27/11/2025	Isla Francis	188	44.00		Cleaning
		Total Payments	16,736.92		