

Chalvington with Ripe



Parish Clerk – Stephanie Dubas Email: chalvingtonwithripeclerk@gmail.com Phone: 07353990253

OCM MINUTES 11/05/2026


Present: Cllr S Flint (Chair), Cllr J Ruddock-West (Vice Chair), Cllr W Farrer, Cllr N Hamblin, Cllr A. Harvey, Cllr M Lonsdale-Cleeve

In attendance: Cllr Alison Wilson (WDC), Stephanie Dubas (Parish Clerk), Prof Brian Hill Village Hall, Debbie Turner & Paul Griffiths RACCA, Chris Smith Village Churches

Members of the public: 4

| ORDINARY COUNCIL MEETING | |
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| 1. Election of Chair by Current Chair: | Resolution: Cllr Flint elected as Chair |
| 2. Election of Vice-Chair: | Resolution: Cllr Ruddock-West elected as Vice Chair |
| 3. Attendance & Apologies for Absence | Cllr C Hallworth sends apologies due to work commitments |
| 4. To receive any declarations from Members concerning items on the agenda | Resolution: To note that no declarations were received |
| 5. Motion to adjourn the meeting for the Annual Parish Meeting. | Resolution: To adjourn Council meeting for APM. |
| 6. Approval of the OCM Minutes | Resolution: Approved Ordinary Council Meeting 03/03/2026 |
| 7. Public Session | The Public spoke as follows: A representative for WD/2026/0588/F LAND AT WESTLYN explained that the application was withdrawn due to comments received from residents. All the feedback was then used to inform an updated application together with a covenant offer to be applied, that no other changes or building to the field would be allowed. |
| 8. Report of the Member of Parliament: | Resolution: to note the March report from the MP uploaded on our website MP May Report 2026 |
| 9. Report of the County Councillor: | Resolution: To thank Cllr Nick Bennett for his service to date. To invite the new County Councillor to the next meeting. |
| 10. Report of the District Councillor: | Resolution: To note a report from the WDC Councillor Alison Wilson District Report |
| 11. Planning Applications | Resolution WD/2026/0588/F: To support the application, subject to no further buildings being permitted to be erected on the site for Dairylands, in particular the open countryside gap to the east of the proposed dwelling, such restriction to be supported by an appropriate planning condition, and/or planning obligation. a. WD/2026/0588/F LAND AT WESTLYN (SOUTH OF POUNDFIELD ROAD) AND DAIRYLANDS (NORTH OF POUNDFIELD ROAD), CHALVINGTON BN27 3TQ: Demolition of dwelling and erection of replacement dwelling at westlyn. Demolition of existing business unit on |

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| | <p>land known as dairylands and erection of new selfbuild detached dwelling. Both sites to include landscaping works. Cllrs were supportive of the proposal to replace Westlyn, an unattractive house, with a well-designed sustainable replacement dwelling, and the erection of a sustainable dwelling on Dairylands. Councillors were originally concerned in the withdrawn application, that the house's design was too similar, creating uniformity which contrasts with the existing diverse character of Poundfield Road. They noted that the applicant had made some changes to the design of the two houses. While the dwellings architecturally reflect each other's form, they considered that they would now look different, due to their different colours and orientation. While Dairylands was to be sited in a largely open countryside gap. There was some existing development where the dwelling was to be sited. The proposed dwelling was to be screened from Poundfield Road by hedging, and also now a band of trees. Councillors were concerned though, to ensure that no further buildings were erected on the site, particularly in the open area to the east of the proposed dwelling.</p> <p>b. Resolution WD/2025/2802/FR: To support the application WD/2025/2802/FR DOWNSVIEW FARMHOUSE, SHEEPCOTE LANE, CHALVINGTON, BN273SY: retrospective application for relocation of sewage treatment plant. Cllrs noted it has been there for two years and it is all underground and is fully operational.</p> |
| 12. Planning Approvals | <p>Resolution: Noted approval</p> <p>a. WD/2026/0055/F CART LODGE, CHURCH FARM, CHURCH LANE, RIPE, BN8 6AU: Conversion of redundant cartshed to residential</p> |
| 13. Planning Refusals | <p>Resolution: Noted Refusal</p> <p>a. WD/2026/0235/F THE LAURELS, CHALVINGTON ROAD, CHALVINGTON BN27 3TB: New detached office building for owners and occupiers of host property. The laurels, chalvington road, chalvington bn27 3tb.</p> |
| 14. Planning Withdrawn | None |
| 15. Other planning matters | To discuss or note any other planning matters brought to the attention of the Parish Council. |
| 16. To elect outside body reps | <p>a) Resolution: The following Cllrs were elected:</p> <p>b) Wealden District Association of Local Councils: Vacant</p> <p>c) Tree Warden: Cllr Hamblin</p> <p>d) ESALC AGM: Cllr Flint</p> <p>e) Hayton Baker Hall Trustees: Cllr Hallworth</p> <p>f) Highways, footpaths and rights of way: Cllr Ruddock-West</p> |
| 17. To receive outside body reports | <p>a) Wealden District Association of Local Councils: Vacant</p> <p>b) Tree Warden: Cllr N Hamblin Covered in APM</p> <p>c) ESALC AGM: Cllr Simon Flint: AGM to be advised, but is held in Nov</p> <p>d) Hayton Baker Hall Trustees: Cllr Charlie Hallworth Covered in APM</p> <p>e) Highways, footpaths and rights of way: Cllr Joe Ruddock-West: Covered in APM</p> |
| 18. To discuss and agree policies and standards | None Submitted |
| 19. Financial matters | <p>Resolution: Approved the following:</p> <p>a) Appendix A: To note the bank statements and reconciliation</p> <p>b) Appendix B: To approve the payment schedule</p> <p>c) Appendix C: To approve the Statement of Account Year End</p> <p>d) Appendix D: Annual Return</p> |

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| 20. Grants | <p>Resolution: To add to the agenda for future consideration as funds reserved for the road signage presently, may not all be required for such use. Consideration was given to the grant budget for 26/27, given the limited funds available for the traffic calming measures and the match funding requirement.</p> |
| 21. Grass Cutting | <p>Resolution: To request Ripe Nursery contribute to any extra cuts they may request. An increase to £35 per cut was approved. Consideration of the number of cuts at 8 was approved for 26/27 @ £35 each in May, June, July, Sept & Oct with 1 Nettle treatment and Mar & Apr 2027.</p> |
| 22. Claimed Footpath | <p>Resolution: To note the update from the Parish Clerk on the Parish Council claimed footpath. The Application for the Modification Order, with supporting evidence, has been submitted to ESCC (Schedule 7), along with the Certificate of Service (Schedule 9). The Notice of the Application has been served on the landowners (Schedule 8). We await the decision by the Rights of Way team at ESCC on their assessment of our application for the claimed footpath. The reference is ROW 336.</p> |
| 23. Speed Application | <p>Resolution: To note the update from the Parish Clerk on the community Match Application approved by ESCC's Lead Member for Transport and the Environment on 16th February 2026 for traffic calming measures in Ripe. ESCC ESCC have clarified that "While the November 2025 Appraisal Review notes that <i>The Street and Church Lane</i> have recorded speeds that are closer to 20 mph criteria, it is important to read that conclusion in full. The appraisal was clear that introducing a 20 mph limit, even on those roads alone, would still require additional work, such as revised speed limit extents, terminal signing changes, and likely buffer zones. The report also set out that such a scheme would be unlikely to be supported and would fall outside what could realistically be delivered within Community Match, both in terms of policy and cost. Noting that a 20 mph scheme limited to The Street and Church Lane was estimated at around £120,000, requiring a £60,000+ Parish contribution, which was significantly above the Parish's confirmed £20,000 budget. We are advised that the realistic options to explore would be signage, lining, and gateway features." In light of the clarification, Councillors considered that the pursuit of a 20 mph speed limit for the Street, and Church Lane was unaffordable. What was hoped could be dealt with by making a traffic order, and a change of traffic signage could not be dealt with in such straight forward manner by ESCC. ESCC will be asked to consider horse slow-down signs and gateway signs saying drive carefully outside of the match funding scheme to save on costs.</p> <p>Councillors considered whether any other measures could be implemented to produce traffic calming. One such possible measure considered was the reinstatement of the bench, and restoring the levels of the Traffic island at the junction of Mill Lane, Mark Cross Road and the Street.</p> |
| 24. Litter Update: | <p>Resolution: To note the update from the Parish Clerk that a request for signs has been issued for the four sites as per the map supplied by the litter picking group. Ripe Lane by Deanland airfield Chalvington road, Mill lane, Darp lane and Firle road towards A27.</p>  |
| 25. Draft 'Focused' Local Plan (Regulation 18) | <p>Resolution: To note the update from the Parish Clerk to confirm the Parish Council has submitted a response on the Draft Local Plan 2026 submission deadline of 30/03/26. This is on our website CWRPC Plan Response.</p> |
| 26. Correspondence | <p>Resolution: To note no correspondence received.</p> |
| 27. Urgent Items | <p>Resolution: To note no urgent items raised.</p> |
| 28. Date of next meeting | <p>The next Ordinary Council Meeting will be held on June 1st, commencing at 7 pm at the Hayton Baker Hall.</p> |

The meeting concluded at 20:15

All documents can be found on the website, on the agenda and in any links provided. Alternatively, you may request any information directly from the Parish Clerk: chalvingtonwithripeclerk@gmail.com

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| <i>Signed: Chair: Cllr S Flint</i> | |
| <i>Date:</i> | |