

# Chalvington with Ripe



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## 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 5<sup>th</sup> February 2024 commencing 7pm.

**Present:** Cllr P. Bishop (Chair), Cllr J. Ruddock-West, Cllr N. Hamblin, Cllr C. Hallworth, Cllr S. Flint and Cllr A. Harvey

**In attendance:** Sam Adeniji (Parish Clerk) and Cllr Alison Wilson (WDC)

**Members of the public:** 7.

### 21. Apologies for Absence - Cllr W. Farrer

22. **Declarations of Interest** – Cllr Hallworth declared a non-pecuniary interest on agenda item 31 as she is the secretary of the Village Hall Committee. Cllr Hamblin declared a non-pecuniary interest on planning application WD/2024/0168/PO.

### 23. Approval of the Minutes of the Ordinary Council Meeting of the Parish Council held on 8<sup>th</sup> January 2024.

RESOLVED – That the minutes of the parish council meeting held on 8<sup>th</sup> January 2024 were confirmed as a correct record and signed by the Chair.

### 24. Public Session.

Mr James Robertson spoke about the footpath on the fishing lake towards Mill Lane and Laughton, there are several falling trees blocking the footpath. It is unclear if this is outside the parish. **Action: PC to contact the landowner and the Rights of Way Team at ESCC.**

Mr Jeremy Buck, asked the parish council to contact the owner of Follengers Field abutting Church Lane to trim the hedge as it is obstructing the highways. **Action: PC to contact the owner.**

### 25. Report of the Member of Parliament

The council took note of a written report by Maria Caulfield MP on general constituency matters. The Parish Council expressed an interest in applying for a portrait of the King.

### 26. Report of the County Councillor

Cllr Nick Bennett reported that ESCC full council will meet on Tuesday the 6<sup>th</sup> of February and will approve the budget for the 2024/25 financial year. He reported that this is the first time ESCC will use its reserves to balance its budget.

**RESOLVED** - That the report of the County Councillor be noted

### 27. Report of the District Councillor

Wealden District Council (WDC) Councillor Cllr Alison Wilson spoke to update the Council on the following matters:

- a) An extraordinary meeting of the Council has been arranged for Thursday 8<sup>th</sup> of February to discuss the first draft of the Local Plan and whether it goes out to consultation. The proposed consultation period will start in the middle of March and will last eight weeks. Cllr Wilson explained that the response from the parish council will carry some weight.
- b) That there are plans by WDC to hold public meetings across the district to discuss the Local Plan

**RESOLVED** - That the report of the District Councillor be noted.

## 28. Planning.

### a) Applications.

- **WD/2024/0068/F - 1 Church Lane Cottages, Church Lane, Ripe BN8 6AS** - New window to existing bathroom on west elevation. Removal of roof light

The applicant spoke to explain that the bathroom has a window that faces south, the window was replaced with a roof window. They have been advised by the architect that the most sensible plan is to remove the roof window and have a window on the wall. The neighbours are happy with the proposal.

Members discussed and agreed to support the application

**RESOLVED – To support the application**

- **WD/2024/0168/PO - 1 Sandpit Cottages, Mark Cross Lane, Ripe BN8 6AW** - Discharge of Section 106 agreement dated 14 July 1994 attached to planning permission WD/93/1857/F (transfer of agricultural occupancy condition (imposed under application NO.WD/1985/1559/F) from Manor Farmhouse to No.1 Sandpit Cottages.

Members noted that the application is to remove the s106 agreement and the transfer of the agricultural occupancy conditions as the occupier does not satisfy the agriculture occupancy conditions. Members noted that the property has been occupied in the last ten years by someone who was not directly involved or last employed in agriculture and the value of the property means that it is unlikely ever to be bought by an agriculture worker.

**RESOLVED – No objections to the application.**

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

- **APPROVE - WD/2023/2585/F - Brook Cottage, Ripe Lane, Ripe BN8 6AR** - Proposed detached art studio/annexe.
- **APPROVE - WD/2023/1811/F - Newhouse Farm, Chalvington Road, Chalvington BN27 3TB** - Partial conversion of redundant rural building into dwelling.

## 29. Other planning matters

Cllr Ruddock-West reported that the planning application to convert the barn at Church Farm was turned down by WDC.

## 30. Update on the Community Field

Members received an update on the community field. There has been a series of pre-planning and unofficial meetings with WDC planning officers. Quotations have been received for the ecological studies. RACCA will be putting together a fundraising group and hopes to put forward a formal proposal to the parish council for funds very soon.

**RESOLVED** – that the update be noted.

## 31. Village Hall

Members considered a request by the Village Hall Management Committee to seek the cooperation of the Parish Council in their application to the Charity Commission to end the status of the parish council as 'custodian trustee' of the village hall, to liquidate the Village Hall Management Trust established in 1965 and to transfer its responsibilities to a new Charitable Incorporated Organisation.

The background to the application is that the Parish Council created the Ripe and Chalvington Village Hall Management Committee to operate and manage the Village Hall by a Declaration of Trust dated 29th October 1965. The Parish Council was declared to be the 'custodian trustee'

and is registered at the Land Registry as the absolute freehold owner of the village hall. The Deed of Declaration which established the Village Hall Management Committee declared that the village hall committee would be the 'administering trustees' and set out the membership, terms and conditions under which the committee would operate the village hall.

In 2023 the Ripe and Chalvington Village Hall Management Committee registered with the Charity Commission The Ripe and Chalvington Village Hall Management Committee as a Charitable Incorporated Organisation under section 5 of The Charities Act 2011. This status establishes a new charity with its own separate legal status and enables it to acquire property in its own right. It continues the name of the 1965 committee.

The Village Hall Management Committee [1965 establishment] now wishes to regularise the position and intends to apply to the Charity Commission for an order liquidating the role of the previous 1965 established Village Hall Committee, effectively terminating the role of the Parish Council as 'Custodian Trustee' which is no longer required, and formally permitting the new Ripe and Chalvington Village Hall Committee [CIO] to register the freehold ownership of the village hall in the Ripe and Chalvington Village Hall Management Committee [CIO] with The Land Registry in place of the Parish Council.

**RESOLVED** – that the parish council supports the proposal by the management committee of the village hall to apply to the Charity Commission to transfer ownership of the village hall to a new charitable incorporated organisation.

**32. ESCC Rural Grass Cutting Service**

Members discussed the proposal by ESCC for its 2024/25 rural grass service. Members noted that the parish council can report any visibility or safety issues to ESCC to investigate and rectify as necessary.

**RESOLVED** – that the parish council opts for ESCC Environmental Enhancement Service (reduced rural service) which is option 2.

**33. Wealden District Parish Conference**

Members noted arrangements by Wealden District Council to hold a parish conference on Thursday 14 March 2024 at the Hailsham Community Civic.

**RESOLVED** – That this be noted.

**34. Highways, footpaths and rights of way.**

Cllr Ruddock-West requested that the parish council write to thank the Rights of Way team at ESCC. The Rights of Way team were contacted last year and has arranged for the installation of a directional sign on the public footpath that starts on Chalvington Lane near the Yew Tree Public House; a directional sign near the fishing lake and a directional sign at the start of the footpath that runs towards Mill Lane. **Action PC: To write to the Rights of Way team.**

It was reported that the directional sign at the footpath where Darp Lane and Mark Cross met had disappeared. The parish clerk was instructed to raise this with the Rights of Way team. **Action PC: To write to Rights of Way.**

The issue of contacting landowners with gates broken or stiles in disarray was discussed. A list will be compiled.

**35. Financial matters –**

- a. Bank reconciliation statement

**RESOLVED** that the bank reconciliation statement and Budget Monitoring Report for Month 10 be noted.

- b. Authorisation of payment of account

The Clerk presented the schedule of payments, circulated previously. After review and consideration, it was **RESOLVED** that the payments be approved. The payment schedule is attached in Appendix A.

**36. Correspondence**

A correspondence received regarding safeguarding was noted.

**RESOLVED** – That the correspondence be noted.

**37. Urgent Items**

The Chairman reported that a few months ago, a letter was received from a private fostering agency asking the parish council to advertise the availability of fostering support. An email has subsequently been received from the director of Children's Services from ESCC advising against promoting the private fostering agency as they take away foster places from County Council and private fostering agencies cost the county council more than council arranged foster carers. Members agreed not to advertise the private fostering places, the parish clerk will contact ESCC for their fostering promotional materials.

**38. Dates of next meeting** - The next Ordinary Parish Meeting will be held on 4<sup>th</sup> March 2024 commencing at 7 pm at the Hayton Baker Hall.

***There being no further business, the meeting closed at 8.04 pm***

Payments February 2024

Income since last meeting	Amount
	£ -
	£ -
<b>TOTAL INCOME</b>	<b>£ -</b>

BALANCES ON ACCOUNT	
Current Account (Community)	£ 9,422.97
Deposit Account (Business Premium)	£ 5,976.45
<b>TOTAL BALANCES</b>	<b>£ 15,399.42</b>

26/01/2024  
26/01/2024

PAID SINCE LAST MEETING TO BE APPROVED	Invoiced Services	Folio number	Chq Nos	Amount
				£ -

To Pay after this Meeting	Invoiced Services	Folio number	Chq Nos	Amount
Chichester Payroll Services	Payroll Company working out Clerk's Jan salary	71		£ 15.00
Sam Adeniji	Parish Clerk Net Pay For January	72		£ 507.37
HMRC	Tax & NIC On Parish Clerk Salary January	73		£ 126.60
Scribe	Scribe Accounts Renewal (2024)	74		£ 328.32
IONOS	Web Domain (DD on 18 Feb)	75		£ 1.80
Les Morley	Grass cutting	76		£ 30.00
				£ 1,009.09

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		
<b>TOTAL RECEIPTS</b>	<b>£ 35,102.97</b>		
EXPENDITURE (net - before VAT)	VALUE		
ESCC - Licences - posts	£ 445.50	Bike	
Costain - Install bike posts	£ 1,013.00	Bike	
Zara - Island designs	£ 795.00	Island	
SH Solicitors - CIL advice July	£ 75.00	Island	
SH Solicitors - advice	£ 1,350.00	Island	
Costain - abortive visit	£ 294.11	Bike	
Architect fees - design and tender process	£ 1,744.63	Island	
ESCC - S171 fees	£ 295.00	Island	
Island 1 refurbishment	£ 14,060.00	Island	
Legal advice - CIL (August 2020)	£ 125.00	Island	
CIL Island cleats (Christmas tree)	£ 327.92	Island	
Electrical connection	£ 600.00	Island	
Extension lead (Christmas tree)	£ 21.45	Island	
Abortive community space costs	£ -	Community space	
	£ 1,344.00		
50% payment for bench	£ 4,445.00	Bench	
RISE JOINERY LTD second payment	£ 3,111.50	Bench	
RISE JOINERY LTD final payment	£ 1,333.50	Bench	
<b>TOTAL EXPENDITURE as at 01/05/2023</b>	<b>£ 31,380.61</b>		
COMMITMENTS (net - before VAT)	VALUE		
Community space commitment (approved)	£ 2,406.00		
<b>TOTAL COMMITMENTS</b>	<b>£ 2,406.00</b>		
<b>TOTAL RECEIPTS</b>	<b>£ 35,102.97</b>		
<b>TOTAL EXPENDITURE</b>	<b>-£ 31,380.61</b>		
<b>TOTAL COMMITMENTS</b>	<b>-£ 2,406.00</b>		
<b>BALANCE</b>	<b>£ 1,316.36</b>		

Balance excluding commitments £ 3,722.36