



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 8th April 2024 commencing 7pm.

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

In attendance: Sam Adeniji (Parish Clerk), Cllr Nick Bennett (ESCC), and Cllr Alison Wilson (WDC)

Members of the public: 32.

54. Apologies for Absence - Cllr W. Farrer

55. Declarations of Interest – Cllr Hamblin & Cllr S Flint both declared non-pecuniary interests on planning application WD/2024/0454/F.

56. Approval of the Minutes of the Ordinary Council Meeting of the Parish Council held on 5th February and 4th March 2024.

RESOLVED – The minutes of the parish council meeting held on 5th February and 4th March 2024 were confirmed as a correct record and signed by the Chair.

57. Public Session.

Alison Dumbar-Dempsey spoke on planning application WD/2024/0279/F and WD/2024/0280/LB. She stated that the applicant is her neighbour and they have gone to a lot of trouble to make sure that neighbours on both sides are not inconvenienced. In addition, the applicants have had a pre-app meeting with the heritage officer.

Mr Nick Apps spoke and reported that the condition of the circular bench which was installed last year has deteriorated, he would like the Parish Council to look into this.

58. Report of the Member of Parliament

The council took note of a written report by Maria Caulfield MP on general constituency matters

59. Report of the County Councillor

Cllr Nick Bennett reported that the Annual Council Meeting of ESCC will be held on Tuesday 7th May.

RESOLVED - That the report of the County Councillor be noted

60. Report of the District Councillor

Wealden District Council (WDC) Councillor Cllr Alison Wilson reported that in addition to developing a local plan, WDC is also developing a climate change strategy and is consulting residents on this.

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

61. Planning.

a) Applications.

- **WD/2024/0279/F and WD/2024/0280/LB - Pelham Cottage, The Street, Ripe, BN8 6BD** – Demolition Of Existing Conservatory. Replacement With Single-Storey Wrap-Around Extension To Rear And Side. Planning and Listed Building Consent.

Members noted that the scale, the form, and the proportions of the proposed extension are in keeping with the original dwelling. The existing conservatory which is in a poor state will be demolished. The applicant has responded to the pre-application comments from Wealden District Council.

RESOLVED – To support the application

- **WD/2024/0454/F - Little Meadow Stud, Church Lane, Chalvington, BN27 3TE - Proposed Annex Above Garage**

Members noted that the proposed application is in the curtilage of the main house, it faces towards the main house and does not overlook neighbouring properties. The application is an amendment to an existing permission.

RESOLVED – To support the application.

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

- **WITHDRAWN - WD/2024/0036/LB - Curlys Farm, Ripe Lane, Ripe, BN8 6AP - Replacement Windows, 2 Air Source Heat Pumps, Removal/Addition Of Internal Partition Walls And Electric Vehicle Charger.**
- **WITHDRAWN - WD/2024/0035/F - Curlys Farm, Ripe Lane, Ripe, BN8 6AP - Replacement Windows, 2 Air Source Heat Pumps, Removal/Addition Of Internal Partition Walls And Electric Vehicle Charger.**
- **APPROVE - 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.**
- **REVOKE THE S106 OBLIGATION - 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/1993/1857/F (Transfer Of Agricultural Occupancy Condition (Imposed Under Application No. WD/1985/1559/F) From Manor Farmhouse To No.1 Sandpit Cottages).**

62. Other planning matters

None

The Chair moved that Standing Orders be suspended in accordance with paragraph 1r of the Council's Standing Order.

63. Response to the Draft Local Plan

The Chair suspended the meeting and invited public comments, questions and suggestions on the draft local plan.

Professor Brian Hill spoke and urged the Parish Council to welcome Chapter 3 of the draft plan, which stresses the protection of the rich and beautiful environment. Chapter 4 should also be welcomed particularly 413, paragraph 13. This is under the spatial strategy, which ensures the character and identity of our communities are preserved. He is however concerned and would like the Parish Council to take a view on 212 and 213, which focuses on the improvement to the A27. A huge motorway running just at the bottom of the villages would destroy the environment.

It was noted that although the parish is in the lowest set of residential categories i.e. category six, it came surprisingly high in the amount of new homes. The Chair responded to confirm that the vast bulk of new homes will be on the Deanland plots.

Concerns were raised regarding the A22 as the road is very busy at peak times. ESCC Cllr Bennett responded that he is not aware of any plans by ESCC to make the A22 a dual carriageway.

A slight disconnect was identified in the local plan between its quest to encourage cycling, walking and reducing car use and how safe the roads are, particularly the rural roads where cycling is difficult and can be a death trap. The Parish Council was urged to ask for the Local Plan to be stronger in terms of concentrating traffic onto major roads and helping those

settlements that have limited road capacity to avoid some of the running traffic that currently happens.

The Chair moved that Standing Orders be instated in accordance with paragraph 1r of the Council's Standing Order.

Members discussed the draft Local Plan, it was noted that the draft plan favours the parish as not many housing developments were proposed. While the Parish Council broadly supports many of the policies outlined in the plan, it has concerns about some of the proposed policies including the policy on light pollution and dark skies. It was noted that although not many developments were earmarked for the parish, nonetheless the plan highlighted a need to build new energy sources, and there is a risk that solar development could be proposed within the parish.

It was suggested that in response to Question 18, which asks that “subject to the council's renewable energy study, would you support the identification of areas within the district for locating solar farms”, the Parish Council should respond and ask that parish councils and local communities be made an integral part of the process of identifying which sites are suitable as solar farms.

The section on a retail provision in the draft local plan stresses the importance of supporting shops. The Parish Council should ask that it supports existing shops in category five and six villages where it's extremely difficult to buy any provisions at all without using a car otherwise.

RESOLVED – that responses will be collated and sent to the Parish Clerk for submission.

64. Highways, footpaths and rights of way.

Cllr Hamblin stated that he has reported 7 potholes to ESCC Highways and he has received replies on all of them. He would therefore encourage everyone to report potholes directly to ESCC.

65. Wealden District Council: Climate Change – Organisation Survey

Members discussed the Wealden District Council: Climate Change – Organisation Survey, members agreed to submit responses individually as well as collectively as the Parish Council.

RESOLVED – Members will individually submit a response to the survey in addition, the Parish Clerk will send a response on behalf of the Council.

66. Update on The Community Field

Members received an update on the community field. A drop-in session has been arranged for Saturday 13th April. The request for funding from RACCA was considered by Members. The request is for funds up to £3,815 which will cover the cost of applying for planning application for the change of use of the part of the field that fronts the roadside, the ecology report, desktop archaeological survey and legal fees.

RESOLVED – the update be noted and funding of up to £3,815 supported by invoices be allocated to the Community Field project.

67. Annual Parish Meeting

Members discussed the plans for the Annual Parish Meeting to be held on Monday 13th May. It was agreed that RACCA and other community groups within the parish could attend to keep residents updated on their activities. Cllr Ruddock-West reported that he would be bringing the proposal of a 20 Mph speed limit for ripe to the Annual Parish Meeting to enable the council to gauge residents' views on this as there is a cost involved.

RESOLVED - Anyone who has an organization or an interest that isn't covered by the draft agenda should email the Parish Council with their thought.

68. D-Day 80 – 6th June 2024 D-Day 80th Anniversary Commemoration Events

Members were updated on the planned celebrations for commemorating the 80th anniversary of D-Day on the 6th of June 2024. Cllr Flint reported that RACCA would be organising the social aspect whilst the parish council would be organising the official aspect of the event. A range of activities have been organised including tribute reading, ringing out for peace. Cllr Hamlin reported that he had purchased the official flag for the event.

RESOLVED – That plans for celebrating D-Day 80 be noted.

69. Financial matters –

- a. Bank reconciliation statement and Budget Monitoring Report for Month 12 - The Council took note of the Bank reconciliation statement and Budget Monitoring Report for Month 12.

RESOLVED – To note and accept the Bank reconciliation statement and Budget Monitoring Report for Month 12.

- 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.

70. Correspondence

None

71. Urgent Items

None

- 72. Dates of next meeting** - The next meeting will be the Annual Parish Meeting to be held on 13th May 2024 commencing at 7 pm at the Hayton Baker Hall.

There being no further business, the meeting closed at 8.03 pm

Payments April 2024

Income since last meeting	Amount
Bank Interest	£ 15.16
	-
TOTAL INCOME	£ 15.16

BALANCES ON ACCOUNT	
Current Account (Community)	£ 7,739.13
Deposit Account (Business Premium)	£ 5,991.61
TOTAL BALANCES	£ 13,730.74

31/03/2024
31/03/2024

PAID SINCE LAST MEETING TO BE APPROVED	Invoiced Services	Folio number	Chq Nos	Amount
Hugo Fox	Web Host Hugo Fox	82		£ 11.99
				£ 11.99

To Pay after this Meeting	Invoiced Services	Folio number	Chq Nos	Amount
Chichester Payroll Services	Payroll Company working out Clerk's Mar salary	83		£ 15.00
Sam Adeniji	Parish Clerk Net Pay For March	84		£ 507.37
HMRC	Tax & NIC On Parish Clerk Salary March	85		£ 126.60
IONOS	Web Domain (DD on 18 Apr)	86		£ 1.80
HugoFox	Web Host Hugo Fox (DD due on 14 Apr)	87		£ 11.99
				£ 662.76

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
RISE JOINERY LTD second payment	£ 3,111.50
RISE JOINERY LTD final payment	£ 1,333.50
TOTAL EXPENDITURE as at 01/05/2023	£ 31,380.61
COMMITMENTS (net - before VAT)	VALUE
Community space commitment (approved)	£ 2,406.00
TOTAL COMMITMENTS	£ 2,406.00
TOTAL RECEIPTS	£ 35,102.97
TOTAL EXPENDITURE	-£ 31,380.61
TOTAL COMMITMENTS	-£ 2,406.00
BALANCE	£ 1,316.36

Bike
Bike
Island
Island
Island
Bike
Island
Island
Island
Island
Island
Island
Island
Island
Community space
Bench
Bench
Bench

Balance excluding commitments £ 3,722.36