



Chalvington with Ripe

Parish Clerk – Paul Richards Email: chalvingtonwithripeclerk@gmail.com Phone: 07824 312070
Address - Dawtreys, Bracken Lane, Storrington, West Sussex, RH20 3HR

The Minutes of the Ordinary Council Meeting of the Chalvington with Ripe Parish Council (CWRPC) that took place at the Hayton Baker Hall on Monday 10th January 2022 commencing 7pm.

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

In attendance: ESCC Cllr Bennett and Paul Richards (Parish Clerk).

Members of the public: 29.

1. **Apologies for absence** – WDC Councillor Watts.
2. **Declarations of interest** – None.
3. **Approval of the Minutes of the Council Meeting held on 6th December 2021.**

Cllr Dunbar-Dempsey proposed that the draft minutes, circulated previously, be accepted and this was seconded by Cllr White. Members **AGREED** that the minutes be accepted and that the Chair could sign them.
4. **Matters arising** – none.
5. **Public Session.**
 - A resident requested details about the works related to the Islands. He noted that the Clerk had responded to his questions via email but asked (a) how much was the cost of the electrical supply and (b) how long would the project take. The Clerk responded and advised, that should the decision be made to proceed, then ESCC Highways would be contacted to obtain the necessary highways licences. In addition, he advised that he would need to negotiate start and end dates with the contractor;
 - A second resident, who had asked to speak, was absent due to Covid. The Chair asked the Clerk to read out his question which was related to health and safety issues associated with the proposed works to the Island adjacent to the Village Store. The Clerk was asked to answer and he reported that the ESCC Highways and Safety Team had examined the site and proposed works. Subject to non-material minor amendments, they were content that the proposals were acceptable. The Clerk was asked to release the ESCC Highways report. He advised that, as it was ESCC's report, he would need permission to release it;
 - As a point of order, Cllr Pankhurst requested that the Standing Orders be suspended to allow public questions as there was confusion on the new system to allow any public questions providing five working days notice was given. His proposed motion was seconded by Cllr Ruddock-West and then debated. The motion was **AGREED** unanimously and Standing Order 2d (*Members of the public may make representations, answer questions and give evidence at a meeting which they are entitled to attend in respect of the business on the agenda*) was suspended. The Chair then permitted questions that had been submitted previously;
 - A resident asked when the noticeboards would be repaired. The Clerk was asked to answer and reported that a quote had been received for the works but the contractor was awaiting delivery of a water proof backing sheet. He expected that repairs should commence in the following weeks; and
 - A resident asked if the recently installed bike posts represented good value for money given they were used rarely. Cllr Alison Dunbar-Dempsey was asked to reply and advised that the parish council wanted to both future proof village infrastructure as cycling becomes more popular and be more environmentally sound. The parish council are hopeful that the bike posts will be used more frequently especially if the proposed Islands works are agreed. She stressed that the funds for the bike posts did not come from the public purse. These funds were allocated as part of CIL planning

process and paid by developers. She also advised that the costs of the bike posts included £290 for abortive works when the contractor was prevented from installing the bike posts. ESCC Cllr Bennett also advised that great social value is attributed to cycling and that it would good to get bikes parked off the street.

6. ESCC and WDC Reports.

- a) WDC Cllr Watts had sent his apologies.
- b) ESCC Cllr Bennett had no update but advised that the ESCC budget process is about to commence.

7. Planning.

a) Applications - none

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

- **APPROVED** - **WD/2021/1819/F - Mill Farm Cottage, Mill Lane, Ripe** - Construction of A Single Dwellinghouse, Access to Mill Lane, Gardens and Parking. Landscaping. (To Replace WD/2018/2582/O
- **APPROVED** - **WD/2021/1841/F - Lake View Farm, Poundfield Road, Chalvington** - Erection of A 228kw Solar Array with Service Kiosk Area.
- **APPROVED** - **WD/2021/2589/FA - The Black Sheep (Formerly the Cabin), Darp Lane, Ripe** - Minor Material Amendment To WD/2020/1953/F to enable Minor Internal and External Changes to Approved Dwelling.

c) Other planning matters.

d)

Councillor Dunbar-Dempsey provided an update on Wealden District Council's (WDC) Strategic Housing and Economic Land Availability Assessment (SHELAA). She thanked those residents who had responded to the request for comments on the SHELAA. She advised that she would post CWRPC's response to the SHELAA onto the parish council website which will include a summary of comments from residents. She also reported that she represents CWRPC at a number of WDC Local Plan meetings which will help shape the future outcome of planning in the District. The Chair thanked Cllr Alison Dunbar-Dempsey for representing the parish and for her hard work with these matters.

8. CIL – Islands Project

The Chair referred to the Clerk's report, circulated previously. Cllr White provided the background to the project and progress to date. He noted that passionate views on this subject, both for and against, had been expressed. He recommended that the Parish Council only proceed with the refurbishment of the main Island at this time to ensure that additional funds still remain for other CIL projects such as the community space. He reminded Members that the bench costs were not included in the project costs. An off-the-shelf bench could cost circa £750 but suggested that a local tradesman might provide a more bespoke solution if agreed. Cllr White advised that additional electrical connection costs would be incurred and discussion with the Christmas Tree committee would be held to ensure their retention bolts were suitable.

Cllr Ruddock-West reiterated that his election had been on the platform of opposing the refurbishment of the Islands and preferred that any CIL funds be put towards the community space. He advised that he would vote against the recommendation. The Chair referred to the report asked if the following recommendations could be agreed.

5.3 that Members note the VAT impact on accepting any quote. The CIL funds provided via WDC exclude VAT as parish councils can reclaim VAT costs. Whereas the recommended quote is within the CIL budget, VAT would still need to be paid once the works are completed. The VAT amount would be reclaimed and then repaid to the remaining CWRPC CIL funds.

5.4 that CWRPC approve CIL Island Option One (on the basis that it adds additional community benefit) and appoint Coppards to undertake the work. Their quote (excluding VAT) for the work

is £14,060. This would leave an additional £5,195 to be allocated to other CIL projects e.g., the Community Space proposal (circa £12,360 in total).

5.5 that, should 5.4 be approved, CWRPC commission a local contractor to supply and build a circular timber bench to fit around the new base.

Members voted to **APPROVE** the recommendations – votes 5 for and 2 against.

9. Highways, footpaths and rights of way.

- **20's Plenty campaign** – The Chair referred to the request, circulated previously, for Members to approve a motion to support to '20's Plenty' campaign. After review and consideration, Cllr White proposed a motion that Chalvington with Ripe Parish Council
 - a. Supports the 20's Plenty for East Sussex campaign;
 - b. Calls on East Sussex County Council to implement 20mph in the parish; and
 - c. Will write to East Sussex County Council to request that the county:
 - makes 20mph the default speed limit on streets throughout East Sussex in places where people live, work, shop, play or learn, leaving 30mph as the exception on those roads, where full consideration of the needs of vulnerable road users allows a higher limit; and
 - allocates a ring-fenced amount from public health, sustainability and transport budgets to enable 20mph to be implemented county-wide within 5 years.

Cllr Ward seconded the motion and Members **RESOLVED** to agree the motion – votes 5 for, 1 against and 1 abstention.

10. Staff discipline and grievance policy.

The Clerk presented the policies, circulated previously. Cllr Ruddock-West and Cllr Dunbar-Dempsey both thought that the draft policies needed re-wording and Members **AGREED** that the Clerk should revisit the policies and bring the amended versions to the next meeting.

11. Planning Training.

Cllr Dunbar-Dempsey reported that she had undertaken a recent planning training event. She referred to a series of slides, circulated previously, that highlighted the role of parish councils in the planning process.

12. Financial matters.

- a) **Authorisation of payment of Accounts** – The Clerk presented the schedule of payments, circulated previously. After review and consideration Members **AGREED** to authorise the payments. The payments schedule is attached at Appendix A.
- b) **Banking** – Cllr Ward expressed his dissatisfaction with the current banking arrangements with Barclays Bank. To date, multiple requests for on-line banking have failed with the Chair, the Clerk, Cllr Dunbar-Dempsey and himself all making unsuccessful attempts to get the Bank to process the bank mandate forms. Cllr Ward recommended that CWRTPC change banks. Members asked the Clerk to progress this. In the meantime, Cllr Ward would continue to liaise with Barclays Bank to ensure continuity of service.

13. Date of the next meetings - The next Ordinary Council Meeting will be held on a 7th February 2022 commencing 7pm at the Hayton Baker Hall.

The meeting closed at 20:16

Signed..... Chairman

Date.....



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 on Monday 7th February 2022 commencing 7pm.

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

In attendance: ESCC Cllr Bennett, WDC Councillor Watts and Paul Richards (Parish Clerk).

Members of the public: 31.

14. Apologies for absence – Cllr J. Ruddock-West.

15. Declarations of interest – None.

16. Approval of the Minutes of the Council Meeting held on 10th January 2022.

Cllr Dunbar-Dempsey proposed that the draft minutes, circulated previously, be accepted and this was seconded by Cllr White. Members **AGREED** that the minutes be accepted and that the Chair could sign them.

17. Matters arising – none.

18. Public Session.

- A resident objected to planning application WD/2021/2617/MEA (Land to The North of Lower Claverham Farm and East of Mount Pleasant Farm, Chalvington - Construction of a Solar Farm). He objected to the large scale of the proposed solar farm remarking that it would cover 201 acres or the equivalent of 150 football pitches. It would be the largest visible man-made object in the Lower Weald area and is two and a half times bigger than the nearby Arlington Reservoir. He urged local residents to write to WDC to object to this planning application;
- A resident also objected to planning application WD/2021/2617/MEA (Land to The North of Lower Claverham Farm and East of Mount Pleasant Farm, Chalvington - Construction of a Solar Farm). He echoed the concerns raised by the first resident and added that no details had been provided on how the electrical supply would be routed to the national grid. He drew attention to the traffic disruption to the narrow country lanes that would be caused during construction; and
- A resident also objected to planning application WD/2021/2617/MEA (Land to The North of Lower Claverham Farm and East of Mount Pleasant Farm, Chalvington - Construction of a Solar Farm). She echoed the concerns raised by the first resident and added that the site would be visible from the South Downs Park and the Lower Weald AONB. She suggested that this large-scale industrial development would be alien to the rural nature of the parish. She advised that she wanted to galvanise local opinion on this matter and had set up an action group where residents could register their objections. An online petition and link to a pre-populated objection letter were now available.

The meeting was adjourned at 19:11 for other public questions (those provided in writing 5 working days in advance of this meeting). The meeting resumed at 19:19.

19. ESCC and WDC Reports.

a) WDC Cllr Watts advised that,

- As the sitting Ward councillor, he could not vote on planning application WD/2021/2617/MEA. He asked the Clerk to send him CWRPC's decision on this matter and he would try and assist. He also reminded residents that the best way to lodge any planning complaint is to write to WDC to ensure their comments were registered. He also raised concerns that if the solar farm did not proceed, the land could be vulnerable to a future housing development application as WDC cannot demonstrate a 5-year land supply;

- He also provided an update on WDC’s SHELAA process. Cllr Dunbar-Dempsey asked him if he knew when the WDC Local Plan would be published. He reported that he was aware that discussions were ongoing and would not expect it to be available until the end of the year;
 - The WDC Leader and Head of Planning met Minister Gove to discuss the issue of housing developments in the District; and
 - The WDC council tax is proposed to rise by £5 for an average household at the forthcoming WDC meeting.
- b) ESCC Cllr Bennett had no update but advised that the ESCC budget decisions will be announced on 9th February 2022.

20. Planning.

a) Applications.

WD/2021/2617/MEA - Land to The North of Lower Claverham Farm and East of Mount Pleasant Farm, Chalvington - Construction of a Solar Farm, to Include the Installation of Solar Photovoltaic Panels to Generate Up To 49.9mw Of Electricity, With Substation, Temporary Construction Compound, Inverters, Fencing, Access Tracks, CCTV, Landscaping and Other Associated Works. Cllr Dunbar-Dempsey referred to her report, circulated previously, and thanked the many residents who had commented on this application. Members noted the concerns raised by residents and, after review and consideration, voted unanimously to **OBJECT** to the application (the comments submitted to WDC are attached at Appendix B)

b) Planning applications refused, approved, referred, withdrawn or appeals – none.

c) Other planning matters.

Cllr Dunbar-Dempsey referred to her report, circulated previously, that referred to Chidingly PC’s request that CWRPC join forces with a number of local parish councils in objecting to the current housing assessment targets. Members **AGREED** to offer their support and asked the Clerk to write to Chidingly PC accordingly.

21. Highways, footpaths and rights of way – none.

22. Staff discipline and grievance policy.

The Clerk presented the revised policies, circulated previously and thanked Cllr Ruddock-West for preparing the documents. The Clerk reminded Members that they should chose to appoint either (a) an all-Council Staffing Sub-Committee or (b) nominate certain Members to sit on this Sub-Committee. Members **AGREED** that an all-Council Sub-Committee would be appointed and that the policies be approved accordingly.

23. Financial matters.

a) Authorisation of payment of Accounts – The Clerk presented the schedule of payments, circulated previously. After review and consideration Members **AGREED** to authorise the payments. The payments schedule is attached at Appendix A.

b) Banking – Cllr Ward expressed his continued dissatisfaction with the current banking arrangements with Barclays Bank. Requests for on-line banking have now been processed however, the Chair and Clerk have had their mandates returned yet again for further updates.

24. Date of the next meetings - The next Ordinary Council Meeting will be held on 7th March 2022 commencing 7pm at the Hayton Baker Hall.

The meeting closed at 19:49

Signed..... Chairman

Date.....

APPENDIX B

Planning Application WD/2021/2617/MEA

LAND TO THE NORTH OF LOWER CLAVERHAM FARM, BERWICK, BN26 6TJ, AND EAST OF MOUNT PLEASANT FARM, CHALVINGTON, BN27 3TB

CONSTRUCTION OF A SOLAR FARM, TO INCLUDE THE INSTALLATION OF SOLAR PHOTOVOLTAIC PANELS TO GENERATE UP TO 49.9 MW OF ELECTRICITY, WITH SUBSTATION, TEMPORARY CONSTRUCTION COMPOUND, INVERTERS, FENCING, ACCESS TRACKS, CCTV, LANDSCAPING AND OTHER ASSOCIATED WORKS.

Chalvington with Ripe Parish Council objects strongly to this application. This was a unanimous vote against this planning application. Although we are fully supportive of green energy (solar, wind, hydroelectric) it needs to be in the right place and it needs to be proportionate to the area in which it is placed. And we also need the support of nuclear energy to ensure a continuously available energy source.

The SW of Wealden has already punched well above its weight in terms of approving solar farms and we are now at the stage of the cumulative impact being saturation and highly damaging to the character and quality of the local environment. So far we have Berwick Solar Farm, Cuckmere Community Solar Farm, Wilbees, Natewood, Lower Mays Solar Farm, Kitty Hawk Solar Farm and Chalvington Solar Farm – all of these either built out or approved. We need to remember that the existing fields, trees and hedgerows in themselves absorb carbon and so provide an antidote to climate change. This proliferation of solar farms now forms a corridor under the South Downs.

The proposed solar farm is vast - 81.5 hectares which is 202 acres; that is the size of 152 premier league soccer pitches. This is way bigger than any existing solar farm in this part of Wealden. It will be larger than Arlington Reservoir and will dwarf it. It will form a vast swathe of photovoltaic panels on existing green pasture and agricultural land with ancient rights of way, ancient trees and hedgerows and it will damage this landscape irretrievably.

The site is visible from the South Downs National Park and from the High Weald which is an Area of Outstanding Natural Beauty. What will be seen is a swathe of solar panels, not the green and pleasant rolling fields that it is presently.

The application states that after a 40 year period the land will be returned to farmland/agricultural land. This is an assertion with no evidence to back it up; most solar farms have been in existence for less than 10 years but if you can imagine rainwater falling off the slope of the solar panels and always falling in the same place and whole areas of green pasture getting no sun whatsoever (as all the sun goes into the solar panels) in what state is that land going to be in 40 years? It is maintained that sheep can graze around the solar panels but those sheep would get little nourishment from the land. The application paints a picture of farming as normal in amongst the solar panels but this is far from reality – in effect these solar farms will become industrial parks as there will be virtually zero agricultural value in the land after 40 years.

Let us now turn to the issue of employment. Whereas the current pasture land provides employment for local tenant farmers, the proposed solar farm will not provide any employment for local people so there is no gain to the local economy. What does affect the local economy is tourism; the site is heavily reliant on tourism and holiday lets will be badly affected as the area covered by the planning application contains some of the most beautiful walks used by tourists and locals: 2m high steel fencing, large CCTV cameras, a substation compound of 50m x50m and solar panels of 1.8m will be very unattractive to walkers and tourists who have deliberately chosen this area for its beauty and wildlife. Important paths will be effectively denied with the construction of panels on either side. It will not be pleasant experience, nor will it resemble in any way what they experience now. They will not have, as they do at present, uninterrupted views of the South Downs, and the outcome will be a reduction in tourism lets and less income for Wealden.

Impact on heritage assets –We note that the heritage assets (listed buildings and ancient monuments) have helpfully been identified in the planning application; in our parish there will be an impact on the following heritage assets – Mount Pleasant Farmhouse, Mount Pleasant Cottage, Pollards Farm Cottage, Newhouse Farmhouse, Limekiln Farmhouse, Green Farmhouse, Low mound in field opposite Mount Pleasant Farm which

maybe a round barrow; however we do not consider that the detrimental impact on these heritage assets has been measured, for example the views from these listed buildings and the damaging impact on their settings. Scottish Power in their planning statement give no indication as to how they will feed their 49.9 Megawatts into the National Grid and this is because the capacity of the local grid has already been reached. For the above reasons we respectfully ask that Wealden protect this unique landscape and reject this application.

Chalvington with Ripe



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

In attendance: Paul Richards (Parish Clerk).

Members of the public: 11.

The Chair commenced the meeting by offering her congratulations to the Principal and Team at the Ripe Nursery School for achieving an “Outstanding” OFSTED report.

25. Apologies for absence – Cllr J. Ward and ESCC Cllr Bennett.

26. Declarations of interest – None.

27. Approval of the Minutes of the Council Meeting held on 7th March 2022.

After correcting two typographical errors, Cllr Dashfield proposed that the draft minutes, circulated previously, be accepted and this was seconded by Cllr Dunbar-Dempsey. Members **AGREED** that the minutes be accepted and that the Chair could sign them.

28. Matters arising – none.

29. Public Session – no questions were asked.

30. ESCC and WDC Reports – none.

31. Planning.

a) Applications.

- **WD/2022/0152/FA - Kitty Hawk Farm, Solar Park, Darp Lane, Ripe** - Variation of Condition 4 of Application Number WD/2021/1891/F (Replacement of Existing Brick Wall with Metal Railings at 3m in height - to match existing railings/Gates Within the Site Area) to accept a new Landscaping Scheme.

Members noted that they made no objection to the previous planting scheme under WD/2021/1891/F and voted to support this application (6 votes in support).

- **WD/2022/2236/F - Meadow View Farm, Poundfield Road, Chalvington** - 2-Bay garage building with garden storage area and annex space above.

Members raised no objections to this application (votes 6 in support). It was noted that the roof lights face inwards which would reduce possible night light pollution in the parish. Members requested that a condition be issued that the 2-bay garage, garden storage and annexe shall be used for purposes incidental and ancillary to Meadow View Farm and shall not be sold off as a separate dwelling.

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

- **APPROVED** - **WD/2021/2207/F - LOVERS FARMHOUSE, CHURCH FARM LANE, CHALVINGTON** – Revisions to design of building received (**NOTE** – CWRPC objected to this application).

c) Other planning matters.

Cllr Dunbar-Dempsey advised that two additional sites for WDC’s SHELAA process had been added. Members considered each site and asked that she advise WDC of Member’s comments for each.

Church Farm, Church Lane, Ripe Ref: 1185/3230.

This site has only recently been submitted. The site sits in a conservation area and we consider that a housing development here would neither protect nor enhance the conservation area. The site is currently an equestrian centre offering livery, stabling and other equestrian pursuits to riders from all over Wealden. The key issue here is about rural employment which we need to encourage and support. The equestrian business has to have a rural location; the same facilities cannot be offered in a town. Equestrian facilities are being lost to development all over the district. The equestrian

industry is a significant employer of some highly skilled people who have studied and had long apprenticeships to get to where they are - grooms, instructors, farriers, equine vets, feed merchants, saddlers, farmers supplying hay and straw, paddock maintenance etc. There is also low-cost living accommodation on this site for the staff and that would be lost if the site was approved for housing. In summary, our view is that this should remain a thriving rural business, one that will enhance the rural economy in the parish and beyond.

Land East of Church Farm, Church Lane, Ripe Ref: 1186/3230.

This site has only recently been submitted. The site sits in a conservation area and housing development here would fail to protect and enhance the conservation area because:

- It is an unsustainable location, almost wholly dependent on the private car for travel, no school or doctor, a bus once per week at times that would not enable people to get to their workplace on time.
- Open spaces are part of the character of the conservation area
- The land is opposite St John the Baptist Church which is a Grade 1 listed building; if this site were to be built on it would harm the setting of the church and the graveyard. It would be difficult to overcome the damaging impact to the setting of the church

Additionally, we are opposed to development of this land as it would be destroying open pastureland and creating a ribbon development of Ripe. At present there are 2 separate and distinct settlements – one in Ripe, and one in Chalvington. Development of this land would start to merge the 2 historic settlements. Moreover, if this land is sold off it starts to undermine the viability of the equestrian business next door at Church Farm. It is also worth mentioning here that since the development of new dwellings in recent years (15 new dwellings permissioned or built out), there has been no additional infrastructure so more houses will just add to car dependency.

32. Highways, footpaths and rights of way.

- Cllr Pankhurst referred to the recent storms and thanked local farmers for clearing fallen trees across roads and other property. He also noted that the verges adjacent to the narrow country lanes in the parish were being eroded by vehicles driving over them. Cllr Conway advised that ESCC Highways have no funds with which to repair the verges and the Clerk was asked request assistance from ESCC Cllr Bennett. Cllr Ruddock-West suggested that the parish might fund repairs if ESCC are unable to do so; and
- Cllr Ruddock-West referred to the communication from the Chair of Selmeston PC requesting CWRPC join forces with several local parishes to campaign against the proposed A27 bypass. Members **AGREED** that CWRPC reiterate their support to campaign against the proposals and asked Cllr Ruddock-West to draft a suitable reply.

33. Review of public questions trial.

The Chair referred to the Clerk's report, circulated previously. The report noted that 5 residents had asked questions over the last three months. All but one of the questions related to CIL projects. Cllr Pankhurst expressed his disappointment in the low take-up but suggested that the trial be extended until the summer holidays. After review and discussion, Members **AGREED** to extend the trial up to and including the July 2022 meeting.

34. ESALC Visioning and Business Plan exercise

The Chair referred to an offer from ESALC to host a Visioning and Business Plan session for Members with an objective to set the CWRPC priorities for the next three years. Output and ideas from the session would be then shared with residents for their comments. Members **AGREED** to invite ESALC to hold the session and asked the Clerk to make the necessary arrangements.

35. Financial matters.

- The Clerk presented the schedule of payments, circulated previously. After review and consideration Members **AGREED** to authorise the payments. The payments schedule is attached at Appendix A; and
- Cllr Ruddock-West referred to the CIL funds table and queried why a new entry (ESCC Licences at £2,000) had appeared. He suggested that this was an extra cost that had not been agreed. Cllr White referred him to a previous meeting when he had advised that the quotes for the CIL Islands

had always excluded the cost of a bench, electrical supply to the Ripe Stores and any ESCC Highways Licences.

- 36. Date of the next meetings** - The next Ordinary Council Meeting will be held on 4th April 2022 commencing 7pm at the Hayton Baker Hall.

The meeting closed at 19:59.

Signed..... Chairman

Date.....

Appendix A – Payments Schedule

Payments 7th March 2022			
Income since last meeting	Amount		
Bank Interest	£ -		
TOTAL INCOME	£ -		
BALANCES ON ACCOUNT			
Current Account (Community)	£ 5,018.96	as at 28/02/2022	
Deposit Account (Business Premium)	£ 26,778.19	as at 28/02/2022	
TOTAL BALANCES	£ 31,797.15		
PAID SINCE LAST MEETING TO BE APPROVED	Invoiced Services	Chq Nos	Amount
07/03/2022			
Paul Richards	Clerk - Feb 2022	BACS	£ 1,058.75
Alison Dunbar Dempsey	Expense	BACS	£ 41.27
			£ 1,100.02
To Pay after this Meeting	Invoiced Services	Chq Nos	Amount
1 & 1 Ionos	Website 12/2 to 12/3/2022	DD	£ 12.00
			£ 12.00
CIL FUNDS		CIL FUNDS	
RECEIPTS	VALUE		
Opening Balance	£	26,346.19	
WDC - CIL Oct 2020 to March 2021	£	6,790.11	
TOTAL RECEIPTS	£	33,136.30	
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	
TOTAL EXPENDITURE	£	5,717.24	
COMMITMENTS (net - before VAT)	VALUE		
Island 1 refurbishment	£	14,060.00	
Island 1 electrics and seat (estimate)	£	2,000.00	
Island 1 ESCC licences	£	2,000.00	
Community space commitment		3,750.00	
TOTAL COMMITMENTS	£	21,810.00	
TOTAL RECEIPTS	£	33,136.30	
TOTAL EXPENDITURE	-£	5,717.24	
TOTAL COMMITMENTS	-£	21,810.00	
BALANCE	£	5,609.06	
Available for Community Space	£	9,359.06	

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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 on Monday 4th April 2022 commencing 7pm.

Present: Cllr A. Dunbar-Dempsey (Chair), Cllr N. Dashfield, Cllr J. Ruddock-West, Cllr J. Ward and Cllr G. White.

In attendance: ESCC Cllr Bennett and Paul Richards (Parish Clerk).

Members of the public: 12.

Cllr Dunbar-Dempsey announced that, as Vice-Chair, she would Chair the meeting in the absence of Cllr Conway.

36. Apologies for absence – Cllr S. Conway and Cllr F. Pankhurst.

37. Declarations of interest – None.

38. Approval of the Minutes of the Council Meeting held on 7th March 2022.

Cllr Ward proposed that the draft minutes, circulated previously, be accepted and this was seconded by Cllr White. Members **AGREED** that the minutes be accepted and that the Chair could sign them.

39. Matters arising – none.

40. Public Session.

A resident expressed concern that construction vehicles might take a 'short-cut' through the villages on their journeys during the new building development at Deanland. Cllr Dunbar-Dempsey advised that she would contact WDC Planning to ensure the relevant Construction Management Plan was adhered to.

1904 – meeting adjourned for public questions.

1924 – meeting resumed.

41. ESCC and WDC Reports – none.

42. Planning.

a) Applications.

- **WD/2022/0426/F (Full) and 0427 (Listed) - The Manor Bungalow, Mark Cross Lane, Ripe - erection of single storey orangery extension to rear of existing ancillary bungalow.**

Members raised no objections to this application (votes 5 in support).

Chalvington with Ripe PC has no objections to this planning application as it is a low level glass and wood extension to the bungalow. The bungalow and its extension would be well screened from the road and from neighbours. It would seem from the application that the extension would not harm either the Ripe conservation area or the setting of the Grade 2* listed building (The Manor House). Given that this application is for an extension to a bungalow adjacent to a valuable heritage asset and in the curtilage of the listed building, we would support the comments of the conservation and design officer.

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

- **APPROVED - WD/2022/0152/FA - Kitty Hawk Farm, Solar Park, Darp Lane, Ripe - variation of condition 4 of application number WD/2021/1891/f (replacement of existing brick wall with metal railings at 3m in height - to match existing railings/gates within the site area) to accept a new landscaping scheme**

43. Other planning matters.

- Cllr Dunbar-Dempsey referred to the recent solar farm planning application at Pollards Wood. She reported that many objections had been received and planning officers have met with the applicant to see whether he would be willing to reduce both the size and the damaging impact. If the applicant agrees to this, then a new full planning application will be submitted and the Parish Council will be re-consulted; and

- Cllr Dunbar-Dempsey referred to CWRPC's response to WDC's latest Strategic Housing Economic Land Availability Assessment. She referred to a recent meeting with WDC who appeared to be taking a hard line with Government in relation to housing allocation numbers. She advised that a cluster group of local parishes are also lobbying to have the housing allocation reduced. A meeting is planned in the next few days to agree a common approach.

44. Highways, footpaths and rights of way.

Cllr Ruddock-West referred to a proposed meeting of local parishes opposed to the A27 bypass plans. Cllr Conway will attend and represent CWRPC.

45. Financial matters.

The Clerk presented the schedule of payments, circulated previously. After review and consideration Members **AGREED** to authorise the payments. The payments schedule is attached at Appendix A. Cllr Ward advised that the bank mandate had been approved by Barclays, but the Chair and Clerk needed to telephone the Bank to setup internet banking.

46. Date of the next meetings.

The Annual Parish Meeting (APM) will be held on 9th May 2022 commencing 6pm at the Hayton Baker Hall and will be combined with the Annual Council Meeting which will commence at 7pm or directly after the APM.

The meeting closed at 19:42.

Signed..... Chairman

Date.....



Chalvington with Ripe

Parish Clerk – Paul Richards Email: chalvingtonwithripeclerk@gmail.com Phone: 07824 312070
Address - Dawtreys, Bracken Lane, Storrington, West Sussex, RH20 3HR

The Minutes of the Annual Council Meeting of the Chalvington with Ripe Parish Council (CWRPC) that took place at the Hayton Baker Hall, Ripe on Monday 9th May 2022 commencing 7pm.

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

In attendance: WDC Cllr Watt and Paul Richards (Parish Clerk).

Members of the public: 9

47. Apologies for absence – Cllr N. Dashfield.

48. Declarations of interest – None.

49. Election of Chair – Cllr Ward proposed that Cllr Conway be elected as Chair. This was seconded by Cllr White. This was **AGREED** by Members who voted 4 to support with two abstentions. Cllr Conway thanked her colleagues and accepted the position.

50. Election of Vice-Chair - Cllr Ward proposed that Cllr Dunbar-Dempsey be elected as Vice-Chair. This was seconded by Cllr White. This was **AGREED** unanimously by Members. Cllr Dunbar-Dempsey thanked her colleagues and accepted the position.

51. Approval of the Minutes of the Council Meeting held on 4th April 2022.

Cllr Ward proposed that the draft minutes, circulated previously, be accepted and this was seconded by Cllr White. Members **AGREED** that the minutes be accepted and that the Chair could sign them. Cllr Pankhurst asked that, in future, generic references to Deanland be referred to in their full title e.g., Deanland Wood Park etc. This was **AGREED** by Members.

52. Matters arising – none.

53. Public Session – none.

1907 – meeting adjourned for public questions.

1915 – meeting resumed.

54. To discuss and agree Committee Membership – Members **AGREED** that Complaints, Planning and F&GP sub-committees be all-council sub committees and that any Members may serve upon them.

55. To discuss and agree representatives on outside bodies – Members **AGREED** to appoint the following representatives

- Police Liaison Meetings – Cllr Conway;
- Emergency Co-ordinator – Cllr Ward (Clerk to update the Plan);
- Wealden District Association of Local Councils – Cllr Dunbar-Dempsey;
- Tree Warden – Cllr Dashfield;
- ESALC AGM – Cllr Conway;
- Parish Planning Panel and all planning matters - Cllr Dunbar-Dempsey;
- Hayton Baker Hall Trustees – Cllr Pankhurst;
- A27 bypass – Cllr Ruddock-West
- Community Buses – Cllr Pankhurst

56. **To discuss and agree policies and standards** - Member **AGREED** to the Clerk's proposal to update CWRPC Standing orders, Financial Regulations, Code of Conduct and all other policies and procedures.

57. **ESCC and WDC Reports** – ESCC Cllr Bennett arrived later in the meeting. WDC Watts provided his report that included:

- **Bin strike** – he updated the meeting on the latest developments. The strike is about pay and, if awarded, would have a big impact on the precept increase taxpayers would have to fund. Further negotiations are planned;
- **Leader** – The WDC Leader will step down as Leader of the Council. WDC Members will vote for a new Leader next week;
- **National Dementia Alliance** – he requested that the Clerk obtain the latest advisory leaflets from WDC. The Clerk agreed to contact the relevant WDC officer; and
- **Ukraine** – WDC has accepted requests to assist over 200 refugees. This is planned to rise to over 500 (more than any other District in Sussex). Problems and delays with Visa processing has seen host family applications wait over 8 weeks. More details are on the WDC website and a link to this webpage is on the CWRPC website.

58. **Planning.**

a) **Applications.**

- **WD/2021/2525/F** - Martins Wood Farm, Ripe Lane, Ripe - Ground mounted solar array.
Members **AGREED** to support this application which is for off grid solar panels to generate electricity for the sole use of the family and business. Members noted that the loss of grazing land will be minimal; and
- **WD/2022/0788/LDE** - Veals Farm, Ripe Lane, Ripe - the occupation of in breach of the agricultural occupancy condition for a continuous period of over ten years.
Members noted the request for information about this application and had no information to contribute to it.

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

- **WITHDRAWN** - **WD/2022/0427/LB** - The Manor Bungalow, Mark Cross Lane, Ripe - erection of single storey orangery extension to rear of existing ancillary bungalow (listed).

59. **Other planning matters** – none.

60. **Highways, footpaths and rights of way** – none.

61. **Financial matters.**

The Clerk presented the schedule of payments, circulated previously. After review and consideration Members **AGREED** to authorise the payments. The payments schedule is attached at Appendix A.

Cllr Dunbar-Dempsey asked the Clerk to enquire where the additional CIL income had come from. Cllr White observed that the CIL funds available to fund the the commitment to support the Community Space had risen to over £12,000.

1940 – WSCC Cllr Bennett joined the meeting and apologised for his late arrival. He advised that he had no update but was available to answer any questions. No questions were raised.

62. **Date of the next meetings** - The next Ordinary Parish Meeting will be held on 6th June 2022 commencing 7pm at the Hayton Baker Hall. The meeting closed at 19:45.

Signed..... Chairman

Date.....

Appendix A – Payments Schedule

Payments 9th May 2022				
Income since last meeting		Amount		
Bank Interest	£			-
WDC - CIL Oct 2021 to March 2022	£			1,966.67
WDC - 2022 Precept - first payment	£			9,847.00
TOTAL INCOME	£			11,813.67
BALANCES ON ACCOUNT				
Current Account (Community)	£			14,331.14
Deposit Account (Business Premium)	£			26,483.88
TOTAL BALANCES	£			40,815.02
PAID SINCE LAST MEETING TO BE APPROVED		Invoiced Services	Folio number	Chq Nos
Paul Richards		Clerk - April 2022	3	BACS
ICO		Data Protection	4	DD
				£ 1,093.75
To Pay after this Meeting		Invoiced Services	Chq Nos	Amount
ESALC		Subscriptions (ESALC and NALC)	5	BACS
				£ 326.86
				£ 326.86
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
TOTAL EXPENDITURE	£			6,012.24
COMMITMENTS (net - before VAT)		VALUE		
Island 1 refurbishment	£			14,060.00
Island 1 electrics and seat (estimate)	£			2,000.00
Island 1 ESCC licences (estimate)	£			700.00
Community space commitment (approved)	£			3,750.00
TOTAL COMMITMENTS	£			20,510.00
TOTAL RECEIPTS	£			35,102.97
TOTAL EXPENDITURE	-£			6,012.24
TOTAL COMMITMENTS	-£			20,510.00
BALANCE	£			8,580.73
Available for Community Space	£			12,330.73

Chalvington with Ripe



Parish Clerk – Paul Richards Email: chalvingtonwithripeclerk@gmail.com Phone: 07824 312070
Address - Dawtreys, Bracken Lane, Storrington, West Sussex, RH20 3HR

The Minutes of the Annual Council Meeting of the Chalvington with Ripe Parish Council (CWRPC) that took place at the Hayton Baker Hall, Ripe on Monday 25th July 2022 commencing 7pm.

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

In attendance: ESCC Cllr Bennett and Paul Richards (Parish Clerk).

Members of the public: 18.

63. Apologies for absence – Cllr G. White and WDC Cllr Watts.

64. Declarations of interest – None.

65. Approval of the Minutes of the Council Meeting held on 9th May 2022.

Cllr Ward proposed that the draft minutes, circulated previously, be accepted and this was seconded by Cllr Dunbar-Dempsey. Members **AGREED** that the minutes be accepted and that the Chair could sign them.

66. Matters arising – none.

67. Public Session.

- The agent for planning application WD/2022/1537/MFA (Kitty Hawk Farm, Darp Lane) gave a short presentation relating to the proposal.

1904 – Cllr Dashfield joins the meeting.

- Cllr Dashfield asked why the applicant was applying to extend the licence 18 years ahead of schedule. The agent advised that the need for an extended lease would provide financial security over a longer investment period.

1908 – Cllr Pankhurst joins the meeting.

- Cllr Dunbar-Dempsey reminded those present that the initial installation caused major disruption and damage across the parish. The agent advised that a new company had acquired the site and that no further major disruption is planned as most of the infrastructure is now in place.
- A resident expressed concerns regarding the repairs to the parish noticeboard and that costs had exceeded the original estimate. Cllr Dunbar-Dempsey reminded those present that three quotes had been sought but only one contractor was prepared to provide costings for the work. The additional costs incurred related to the recent cost increase in timber and materials. She agreed that the initial work was sub-standard, but the works had now been completed to a satisfactory conclusion; and
- A resident queried the payments schedule and asked how many hours the subject access request took to complete. The Clerk advised that 10 additional hours had been incurred to fulfil the request.

1924 – meeting adjourned for public questions.

1915 – meeting resumed.

68. ESCC and WDC Reports – ESCC Cllr Bennett advised that he would provide an update at the September 2022 meeting. Cllr Ruddock-West advised that the local parishes A27 stakeholder

group would be meeting Maria Caulfield MP later that week. He asked Cllr Bennett for any update from ESCC ahead of the meeting. Cllr Bennett advised that nothing new had been forthcoming from National Highways and that he still opposed the off-line route.

The Chair referred to WDC Cllr Watts's report, circulated previously. No questions were forthcoming.

69. Planning.

a) Applications.

- **WD/2022/1011/FR - Land at Randalls Farm (Neighbouring Parish), Whitesmith** - part retrospective application for the change of use of land to residential for 4 no. pitch gypsy and traveller site including hardstanding, fencing and septic tank.

Members voted, unanimously, to OBJECT to this application. Members fully supported the reasons for objection outlined in Chiddingly Parish Council's response and added:

- CWRPC regularly recommend refusal of applications for development in unsustainable locations like Whitesmith; it is a remote location with no facilities and services for day to day living e.g., supermarkets, GPs, schools, bus service. In such a remote location the residents of the proposed development would be entirely dependent upon the motor car for transport and as there are no services nearby that would massively increase the trips from that site.
 - The site is a development of greenfield land. CWRPC regularly recommend refusal of applications planning to develop agricultural land for housing. The parish council believes that agricultural land should be used to grow crops and to ensure that the UK is more sustainable in terms of its own food production. Clearly farming cannot take place on land that has been developed for housing; and
 - The location of this site, very close to a small number of rural properties, has already put unreasonable pressure on neighbouring residents, affected their right to a peaceful existence, their right to enjoy their amenities and has caused a good deal of upset.
- **WD/2022/1537/MFA - Kitty Hawk Farm, Darp Lane, Lewes, BN8 6BB** - variation of condition 2 of WD/2013/2264/MEA (installation of solar energy facility on land west of Ripe utilising photovoltaic panels to produce up to 6 megawatts of renewable energy) to extend expiry date of planning permission from 26/03/2040 to 26/03/2055. **Members voted to OBJECT to this application (votes 5 objections and 1 neutral).** **There is no evidence of biodiversity gain** - Application states that biodiversity gains have and continue to be made, and evidence is quoted from limited studies none of them on the actual site. The application quotes studies that show that solar parks deliver broad benefits for biodiversity. But there is absolutely no evidence provided of biodiversity gain on the Kitty Hawk site. CWRPC need to see biodiversity gains after the 25 years. **This is in fact Stage 1 of what will be a much more substantial Planning Application to upgrade all the PV panels, battery storage etc** - Having spoken to Scottish Power Renewables, expert in solar installations, the technology has improved significantly since 2014 and it is clear that this application for change of condition is Stage 1 in a process, Stage 2 being an application to upgrade all the solar panels. The application says that 'there are no additional built structures associated with this application' but this is misleading as the application then continues and indicates that they will want to install more efficient and advanced photovoltaic (PV) panels in the 40 year lifespan being requested. This application does not seek to install new PV panels, merely asks for a time extension. CWRPC are completely opposed to an upgrade of all the solar panels. During the installation of the existing PV panels, there was massive disruption

to the residents of Darp Lane (a single-track road), grass verges were turned to mud and ruined, workers completely destroyed the white footbridge which needed to be rebuilt at the expense of East Sussex County Council.

The agricultural land is required to grow crops and to ensure that the UK is more sustainable in terms of its own food production - The permission back in 2014 was based on the understanding that the land would revert to agricultural land after the 25 years. This has not happened yet. The application makes much of the effect of the war in Ukraine prompting UK to promote its own energy production; however, it says nothing about the need for the UK to promote the growing of crops and the preservation of pasture land for rearing cattle and sheep. This is as much an issue arising out of the war in Ukraine. In 2040 when the existing planning permission expires, we will then be able to see the quality and agricultural value of the land after 25 years of having solar panels on it. According to claims made on the original application, the land should revert to its previous quality for agricultural use. Most Solar farms have been in existence for less than 10 years so we will need to examine the land after the 25-year period to see the agricultural value and quality of the land that remains. Only if that land is agriculturally valuable (as it was prior to the solar installation) will we know whether this is an experiment we want to continue with.

It's much too early to request a time extension - We are completely puzzled as to why this extension is being requested at this time; there is another 18 years to go of the lifespan of the existing condition, so absolutely no immediacy if it is intended to put in a full planning application to replace all the PV Panels.

Employment opportunities for local people - The proposal will create zero employment for local people so brings no benefit to the local population. Whereas future pastureland provides employment for local farmers and associated industries, an extension to the solar farm will not provide any employment for local people so there is no gain to the local economy.

Cumulative impact of solar farms in this area - The SW of Wealden has already punched well above its weight in terms of approving solar farms and we are now at the stage of the cumulative impact being saturation and highly damaging to the character and quality of the local environment. So far we have Berwick Solar Farm, Cuckmere Community Solar Farm, Wilbees, Natewood, Lower Mays Solar Farm, Kitty Hawk Solar Farm and Chalvington Solar Farm – all of these either built out or approved. We need to remember that the existing fields, trees and hedgerows in themselves absorb carbon and so provide an antidote to climate change. This proliferation of solar farms now forms a corridor under the South Downs.

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

- **PERMITTED** - **WD/2022/0034/F - Westlyn, Poundfield Road, Chalvington** - the subdivision and extension of an existing dwelling to form a pair of semi-detached dwellings, with associated landscaping.

70. Other planning matters.

a) Wealden Working Group against Over Development update (WGOD)– Cllr Dunbar-Dempsey provide an update that included:-

- A meeting with Maria Caulfield MP is planned for 1st August 2022; and
- WDC is lobbying very hard both through its officers and through its elected members to get the housing targets reduced, specifically to get rid of the Standard Method which is what the Government is using to determine housing allocations for each Local Planning Authority. So far there have been 6-8 meetings with Government ministers. The Standard Method and the planning system is currently stacked against Wealden.

b) Planning update

- The Levelling Up and Regeneration Bill will receive Royal Assent 2024 and may undergo changes en route;
- The Draft Local Plan is now expected in late 2022 but WDC will try and concertina the stages, so consultation is still allowed, however, the time frame is shorter. Parish councils will still be able to contest draft housing allocations. The draft Plan will include the SHELAA sites; and
- Cllr Dunbar-Dempsey is chairing WGOD’s local support group that offers help and assistance to neighbouring parishes.

The Chair thanked both Cllrs Ruddock-West and Dunbar-Dempsey for their hard work supporting the A27 and WGOD working groups. Members agreed that these were both good examples of inter-parish cluster working and the Chair asked that the relevant updates be posted up onto the CWRPC website.

- 71. Highways, footpaths and rights of way – none.**
- 72. Other public questions –** the Chair referred to the Clerk’s report, circulated previously. Cllrs Ruddock-West and Pankhurst viewed the trial as a success however, the majority of councillors disagreed with this view. After review and discussion, Members **AGREED** (4 votes for with 2 against) to the report recommendation that the trial is concluded and that the adjourned sessions cease.
- 73. Financial matters.**
The Clerk presented the schedule of payments, circulated previously. After review and consideration Members **AGREED** to authorise the payments. The payments schedule is attached at Appendix A.
- 74. Date of the next meetings -** The next Ordinary Parish Meeting will be held on 19th September 2022 commencing 7pm at the Hayton Baker Hall. The meeting closed at 20:25.

Signed..... Chairman

Date.....



Chalvington with Ripe

Parish Clerk – Paul Richards Email: chalvingtonwithripeclerk@gmail.com Phone: 07824 312070
Address - Dawtreys, Bracken Lane, Storrington, West Sussex, RH20 3HR

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 7th November 2022 commencing 7pm.

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

In attendance: ESCC Cllr Bennett, WDC Cllr Watts and Paul Richards (Parish Clerk).

Members of the public: 6.

75. Apologies for absence – Cllr N. Dashfield and Cllr G. White.

76. Declarations of interest – None.

77. Approval of the Minutes of the Council Meeting held on 25th July 2022.

Cllr Ward proposed that the draft minutes, circulated previously, be accepted and this was seconded by Cllr Dunbar-Dempsey. Members **AGREED** that the minutes be accepted and that the Chair could sign them.

78. Matters arising – Cllr Dunbar-Dempsey reported that planning application WD/2022/1537/MFA (Kitty Hawk Farm, Darp Lane) had been withdrawn.

79. Public Session.

- No questions from the public;
- Cllr Ruddock-West asked, on behalf of a resident, why the supporting papers for the meeting were not available to the public on the website prior to the meeting. The Clerk explained that any papers supporting a decision should be made available to the public prior to the meeting. This was the case, for example, relating to payments. The draft budget had not been made available as this was a draft not capable of acceptance and, therefore, did not need to be made available to the public. The Clerk advised that, should Members wish, supporting papers could be circulated. No decision could be made on the matter at this item on the agenda; and
- Cllr Pankhurst asked, on behalf of a resident, what the progress had been made on helping residents obtain super-fast broadband in the parish. The Clerk reminded Members that, at a previous meeting, they had supported a resident request to support them in their desire to secure super-fast broadband throughout the parish. He advised that he had contacted both ESCC and ESALC for assistance. ESCC Cllr Bennett advised that the ESCC programme to assist the roll-out of super-fast broadband had almost been completed and it was now a matter for the ISP to provide such services; not the County Council. The Clerk is awaiting feedback from ESALC.

80. ESCC and WDC Reports –

- ESCC Cllr Bennett provided an update that included:
 - ESCC had announced that a consultation/review of their Local Transport Plan had been launched. The Chair asked that this matter be an agenda item for the next meeting and that the Clerk post details on the CWRPC website in order that residents might contribute to the consultation;
 - Support for hosts to Ukrainian families had increased; and

- Schemes to assist cost of living had been announced by ESCC.
- WDC Cllr Watts's update included:
 - The final draft of the WDC Local Plan is planned to be issued by January 2023;
 - The cost to WDC to fund planning appeals had risen due to failures in the planning system and with developers keen to pursue appeals at every opportunity. Recent examples included estimated appeal costs to WDC ranging from £200,000 to £500,000 per appeal;
 - WDC were aware of local complaints regarding the Government's announcement related to land protection. WDC continue to support the environment and will meet with local environmental groups to discuss the matter; and
 - The Hailsham Waste Recycling centre will be refurbished over the next three months.

81. Planning.

a) **Applications** – none.

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

- **PERMITTED** - WD/2022/1889/F - Lime Barnett, Darp Lane, Ripe - Use of existing residential outbuilding to provide short-term holiday lets; and
- **REFUSED** - WD/2022/0943/F - Ivy Cottage, Mill Lane, Ripe - two storey side extension and replacement porch.

82. Other planning matters.

a) **Wealden Working Group against Over Development update (WGD)** – Cllr Dunbar-Dempsey advised that 41 out of the 42 local councils in the WDC District have joined the Working Group. The Group's objective is to secure a combined approach to object to the Government's 'standard method' of calculating the District housing allocations. A letter sent to all WDC local council Chairs is attached at Appendix B. The Chair asked that the letter also be posted on the CWRPC website. Cllr Dunbar-Dempsey advised that a local support facility had been established to assist local councils with the more complicated, large scale planning applications.

b) **Planning update** – none.

83. Highways, footpaths and rights of way.

a) **"20 is Plenty"/Quiet Lanes** – The Chair referred to the January 2022 decision to support the "20 is Plenty" campaign. Members reaffirmed the support for the campaign and asked that the Clerk write to ESCC accordingly. A template letter would be made available on the CWRPC website for local residents to register their own support for the scheme.

b) **Deanland Road - Potholes and danger to pedestrians** – the Clerk was asked to report the dangerous potholes (adjacent to the entrance to the Park) to ESCC Highways.

c) **A27 update** – Cllr Ruddock-West advised that he had met with other local councils and the local MP to object to any A27 offline route proposals. The MP had met with National Highways and will object to any offline route proposals. The decision by National Highways in relation to any proposed options is expected in March 2023. Public consultation will then follow.

84. Warm Hubs – the Chair updated Members on the ESALC concept of Warm Hubs i.e., safe locations for residents to gather in times of severe cold weather. Several suitable locations were being reviewed and the Chair will report progress back to the Members. Cllr Ward advised that a suitable location for Deanland Wood Park residents, exclusively, had been agreed with the Park owner.

85. Financial matters.

a) **Grant applications** – Cuckmere Community Bus, and CAB – the donation requests were **AGREED** unanimously.

- b) **Approval of CIL payment to the Chalvington with Ripe Village Hall Charitable Trust** – the payment was **AGREED** unanimously.
 - c) **Authorisation of payment of accounts** – these were approved unanimously. The payments schedule is attached at Appendix A.
 - d) **Q2 variance report** – withdrawn.
 - e) **Draft budget** – the Clerk presented the first draft of the 2023/24 budget for discussion. Cllr Ward advised that the inflation assumption should increase from 4% to 10%. This was **AGREED**. Election costs for May 2023 were reviewed as were new Clerk costs. Members **AGREED** to review these items ahead of the next meeting. The Clerk reminded Members that they must agree the 2023/24 budget at the December 2023 meeting. Cllr Ruddock-West asked that the Clerk circulate the current and projected reserves position.
 - f) **Approval of CIL payment to purchase a defibrillator** – four locations in Chalvington were discussed as possible suitable sites to locate the device. These were (a) Lovers Corner (b) St Bartholomew’s (c) Yew Tree Public House and (d) the phone box in Chalvington. Cllr Ward presented various cost options. The Chair suggested that this matter be decided upon at the next meeting once the location had been agreed. This was **AGREED**.
86. **Date of the next meetings** - The next Ordinary Parish Meeting will be held on 5th December 2022 commencing 7pm at the Hayton Baker Hall. The meeting closed at 20:13.

Signed..... Chairman

Date.....

Appendix A – Payments Schedule

Payments November 2022				
Income since last meeting	Amount			
Bank Interest - Sept 2022	£ 5.38			
2nd precept payment - WDC	£ 9,847.00			
VAT refund	£ 3,643.82			
TOTAL INCOME	£ 13,496.20			
BALANCES ON ACCOUNT				
Current Account (Community)	£ 18,949.08		at 31/10/2022	
Deposit Account (Business Premium)	£ 9,141.34		at 31/10/2022	
TOTAL BALANCES	£ 28,090.42			
PAID SINCE LAST MEETING TO BE APPROVED	Invoiced Services	Folio number	Chq Nos	Amount
Paul Richards	Clerks salary - July 2022	23	BACS	£ 1,061.00
WDC	Training clourse - Cllr Dunbar-Dempsey	24	BACS	£ 30.00
Paul Richards	Clerks salary - August 2022	25	BACS	£ 953.75
Royal British Legion	Remberance wreath	26	101185	£ 47.50
WDALC	2022/23 subscriptions	27	BACS	£ 22.00
Cllr Dunbar-Dempsey	Expenses	28	BACS	£ 79.70
Paul Richards	Clerks salary - September 2022	29	BACS	£ 472.50
				£ 2,666.45
To Pay after this Meeting	Invoiced Services		Chq Nos	Amount
Newton Electrical	CIL - electrical connection	30	BACS	£ 720.00
Cllr White	CIL - extension lead for Christmas Tree	31	BACS	£ 21.45
Chalvington with Ripe Village Hall CT	CIL - abortive community space costs	32	BACS	£ 1,344.00
Paul Richards	Clerks salary - October 2022	33	BACS	£ 927.50
Cuckmere Community Bus	Donation request	34	BACS	£ 150.00
CAB	Donation request	35	BACS	£ 300.00
				£ 3,462.95
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			
TOTAL EXPENDITURE	£ 22,490.61			
COMMITMENTS (net - before VAT)	VALUE			
Island 1 electrics and seat (estimate)	£ 1,400.00			
Community space commitment (approved)	£ 2,406.00			
TOTAL COMMITMENTS	£ 3,806.00			
TOTAL RECEIPTS	£ 35,102.97			
TOTAL EXPENDITURE	-£ 22,490.61			
TOTAL COMMITMENTS	-£ 3,806.00			
BALANCE	£ 8,806.36			
Available for Community Space	£ 11,212.36			

APPENDIX B – WGod letter

WORKING GROUP AGAINST OVER-DEVELOPMENT

Wealden District Association of Local Councils

10th October 2022

To: Chairs of Parish/Town Councils and Parish Meetings in Wealden

Dear Chair,

NEW SUPPORT GROUP AND GUIDELINES TO SUPPORT COUNCILS

WGod was set up with the aim of getting the Government to scrap the “standard method” which is the cause of the unrealistic and damaging housing targets in our area. There is, as you know, work going on behind the scenes, meeting with MPs, Wealden District Councillors, drafting letters, lobbying etc. We are delighted that 41 out of 42 parish/town councils of Wealden have signed up to this group.

Following our meeting on April 8th at Horam Village Hall and in response to suggestions made at that meeting, we decided to offer a support service to councils that are facing an unwanted large scale planning application. We are writing to let you know how this will work for you, what we can offer, and how the Support Group will operate.

We are providing a dedicated email address that you can contact to request support: wealdenlocalcouncils@gmail.com. If you want to contact us, you will need to provide the following information: name of council, your name, your role, contact details including telephone number, planning application number + address and description of proposal, and what you would like help with. WGod Support Group will offer advice and guidance but will not do the work for the requesting council.

It is important to stress that we are all volunteers and none of us claim to be planning experts. However, we have all dealt with and fought unwanted Planning Applications, galvanised local support, involved the local press, drafted council responses, spoken at Planning Committee, and dealt with appeals. We are willing to share our expertise and experience with others.

We also enclose some planning guidelines which we hope will help councils when objecting to a planning application. If you consider that our guidelines could be improved in any way, we would be pleased to receive your suggestions.

Furthermore, if there is anyone willing to join this support group, please email wealdenlocalcouncils@gmail.com and let us know. Also, the WGod needs to be making a more concerted effort on a press campaign to support our initiatives. Therefore, we need to co-opt a person to oversee press matters and possibly social media. We would like to hear from anyone who has a reasonable flair for publicity and who may want to work with us.

Yours sincerely

Kaye Crittall, Councillor Ninfield Parish Council
Nick Daines, Campaign for the Protection of Rural England (CPRE) Volunteer and Wealden Lead
Alison Dunbar-Dempsey, Vice Chair Chalvington with Ripe Parish Council and Planning Lead
Christine Hanson, Councillor Westham Parish Council
Karen Nicholls, Councillor Hailsham Town Council

WGod October 2022
wealdenlocalcouncils@gmail.com

Chalvington with Ripe



Parish Clerk – Paul Richards **Email:** chalvingtonwithripeclerk@gmail.com **Phone:** 07824 312070
Address - Dawtreys, Bracken Lane, Storrington, West Sussex, RH20 3HR

|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 5th December 2022 commencing 7pm.

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

In attendance: Paul Richards (Parish Clerk).

Members of the public: 16.

87. Apologies for absence – ESCC Cllr Bennett and WDC Cllr Watts.

88. Declarations of interest – None.

89. Approval of the Minutes of the Council Meeting held on 7th November 2022.

Cllr White proposed that the draft minutes, circulated previously, be accepted and this was seconded by Cllr Dunbar-Dempsey. Members **AGREED** that the minutes be accepted and that the Chair could sign them.

90. Matters arising – None.

91. Public Session.

- A resident presented details of planning application WD/2022/2721/F (Land alongside St John the Baptist Church, Church Lane, Ripe) and asked that the parish council support it;
- Two residents spoke against planning application WD/2022/2924/PIP (Land to south-west of Church Lane, Ripe) describing the land as agricultural and not suitable for development. Details of the proposed complex were also not provided; and
- One councillor from Arlington Parish Council, one resident from Arlington Parish and one resident from Chalvington outlined their objections to planning application WD/2021/2617/MEA (Land To East Of Mount Pleasant Farm, Chalvington, referred to locally as ‘Pollards Solar Farm’). Concerns relate to: dazzle risk for local aircraft, the lack of response to the many parish council/resident concerns. They advised that the land has been in pasture use for over 300 years and development of the site would mean the loss of this vital amenity, loss of agricultural land and loss of employment for tenant farmers. It would also create a future brownfield site issue for both Arlington and Chalvington with Ripe parishes once the site was decommissioned in the future. Concerns regarding the 2m high fencing around the public right of way were highlighted which proposed a ‘prison yard’ style of fence in a beautiful area of the countryside. There had also been no reduction in the size of the proposed solar farm

92. ESCC and WDC Reports – the Councillors had given their apologies.

93. Planning.

a) Applications.

- **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.

Members made **NO OBJECTIONS** to this application. However, the Parish Council suggested the following comments and conditions. In drafting these comments, the Parish Council had drawn on the minimum land requirements for horses produced by the British Horse Society – these needed to be followed to ensure enough space to reduce the chances of fighting, overgrazing, over-stocking.

- It would be preferable for the stables and the buildings to be located near to the highway (as they were in the approved planning application WS/2013/1874/ and WD/2013/2600/FA). This is for a number of reasons: there would be more available space for the 4 horses to exercise, it would be closer to Mill Lane for the required regular removal of the muck heap;
 - There is absolutely no evidence that UK Power Networks are going to add battery storage at the Ripe electricity substation – that is the stated aim of the change of location. We are also not aware that horses' health would be adversely affected by presence of a substation and overhead lines;
 - Brick cavity walls are extremely unusual for stables and, we would suggest, unnecessary;
 - Amount of turn out space is marginal for 4 horses whatever the husbandry regime is going to be. The new layout reduces this even further by the time the extended track is fenced, the tree planting is carried out and all fenced. It is going to be a very labour-intensive way to look after 4 horses. Parts of the paddock are going to need to be rested; particularly in winter, turnout will require sections that need resting to recover which will reduce turn out space further;
 - We are unclear where the muckheap is going (unspecified in the application). It is going to take up space. There also needs to be consideration of the water course from the run-off;
 - As mentioned earlier, the muck heap is going to need to be removed by someone with a tractor and trailer which will need space to manoeuvre – hence the preference for the buildings to be nearer to the highway/Mill Lane;
 - There is a danger of Planning Creep in this rural area outside the village boundary and in the open countryside. On that point, we wonder if any consideration has been given to what happens when equine use ceases; and
 - There should be a condition of no external lighting
- **WD/2022/2721/F - Land alongside St John the Baptiste Church, Church Lane, Ripe -** Change of use of parcel of land from agricultural to recreational. Landscaping and planting. Part open side timber frame shelter. Boule pitch. Recreational facilities. Members **SUPPORTED** the application but would like conditions imposed; the purpose of these conditions is to protect and enhance the conservation area and the listed buildings from anything that would harm them and to ensure the area is not urbanised:
- The shelter needs to be made less visible by reducing the pitch of the roof and thereby lowering its overall height.;
 - No details are provided regarding the picnic tables. The Parish Council and Wealden should be consulted on the specification of these before they go ahead. They will need to be wooden, unobtrusive and in a style consistent with a rural conservation area;
 - The community has expressed its desire to see a play area for children; currently none is proposed. At the Pre-App meeting with Wealden, appropriate 'natural playgrounds' were suggested, e.g., low earth mounds, tree trunks, fallen trees to provide a climbing space; photos of play areas in similar rural settings were provided. Again, the Parish Council and Wealden would need to be consulted over the specifics of the rural play equipment;

- Consideration will need to be given to noise, car parking, BBQ smoke etc to ensure neighbours are not disturbed;
- Neighbours will need to be consulted over evening events; and
- As the community space is for all residents, the amenities provided within it (eg the Boule Pitch) will need to be inclusive to all residents.

The Parish Council has viewed the formal response of the Pre-App meeting Ref: PE/2021/0219/E and is in complete agreement with all the points made by Jane Sabin, Planning Officer

- **WD/2022/2924/PIP - Land to south-west of Church Lane, Ripe** - Proposed erection of a single detached dwelling and outbuilding complex (Permission in Principle – not a planning application).

Members **OBJECTED** to this application. If it comes to a full planning application the council will object. The reasons are:

- The proposal is for residential development on agricultural greenfield land in a conservation area, surrounded by important listed buildings. The protection of agricultural land is of the utmost importance to our food security;
- The development would cause harm to the conservation area;
- It will adversely affect the amenities of the 8 dwellings along Church Lane;
- It is in a completely unsustainable location;
- The proposed building is outside of the current building line; and
- Chalvington with Ripe Parish has punched well above its weight in terms of new housing including 6 at Carriage Mews, 3 at the Lamb Inn, 131 at Deanland Wood Park plus a substantial number of barn conversions.

For the above reasons the Parish Council requests that this PIP application is refused

- **WD/2021/2617/MEA - Land To East Of Mount Pleasant Farm, Chalvington** - Construction of a solar farm, etc. additional information received.

Members briefly discussed this planning application and reiterated their strong objection, as outlined in their representations made on 8 Feb 2022. Members **AGREED** to spend more time reading the newly uploaded reports and to submit further representations in January, before the deadline”

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

- **WITHDRAWN- WD/2022/0215/F - Lower Claverham House, Lower Wick Street, Berwick** - enhanced roof structure to existing dwelling, proposed porch to entrance hall ETC; and
- **APPEALS** – WD/2022/0943/F - Ivy Cottage, Mill Lane, Ripe and WD/202/1830/F - Kittyhawk Farm, Darp Lane, Ripe.

94. Other planning matters.

- Consultation - Lewes and Eastbourne Planning Policy** – withdrawn.
- Feedback on meeting with MPs 15 November and amendments to the Levelling Up and Regeneration (LURG) Bill** – Cllr Dunbar-Dempsey provided an update and summary of a meeting held on 15th November 2022 between local parish councillors (representing WGOD) and the 4 area MPs. The key issues for discussion included the Government’s procedure (‘standard method’) of calculating housing targets which is resulting in overdevelopment in Wealden at the same time as not delivering the much-needed affordable homes in rural areas, delays to build out and land banking by developers. The 4 local MPs are joined by 56 other MPs who have all voted for significant amendments to the LURG bill. These amendments will now be consulted on. The Wealden Working Group against Over Development (WGOD) will provide further updates in due course.

95. Highways, footpaths and rights of way.

Cllr Ruddock-West referred to the recent consultation from East Sussex County Council “ Help Shape the Future of Transport in East Sussex”. Members noted and **AGREED** to submit his barriers and opportunities proposal to ESCC. The Clerk was asked to action this.

Members stated that support from ESCC Cllr Bennett would be required to support the initiatives.

96. Financial matters.

a) **Authorisation of payment of accounts** – these were approved unanimously. The payments schedule is attached at Appendix A.

b) **Draft budget and approval of the 2023/24 precept** – the Clerk presented the revised budget. After review and consideration, Members **AGREED**, unanimously, the 2023/24 budget and precept. The precept was **AGREED** to be £17,078.40 – a 13% reduction on the previous year. The approved budget is attached at Appendix B.

c) **Approval of CIL payments – circular bench on the Island** – the Clerk presented his report, which had been circulated previously and posted on the parish council website. Cllr Ruddock-West proposed that a cheaper, more cost-effective solution be sought. He presented details of benches that were less expensive than those contained in the Clerk’s report. Cllr White advised that the three quotes all came from local suppliers and met a detailed specification that considered security, the ability to be dismantled (to enable the Christmas tree to be erected) and was durable with little or no maintenance required. Cllr Ruddock-West proposed that the decision to accept the quotations be postponed. The Chair asked Members to vote on this proposal which was **DEFEATED**. 2 votes for and 5 votes against. The Chair then asked which Supplier the Members wished to appoint. Two votes were received for Supplier A, 5 for Supplier B and none for Supplier C. Therefore, it was **AGREED**, by majority, that Supplier B’s quotation be accepted. The Clerk was asked to make the necessary arrangements.

97. Recruitment of Clerk – to agree timetable and process – Members **AGREED** to appoint a sub-committee to manage the appointment process and interview any suitable candidates. Members appointed to the sub-committee were Cllr Conway (to Chair), Cllr Ward and Cllr Ruddock-West. The Chair asked Cllr Ward if the Deanland facility could be used for interviews.

98. Date of the next meetings - The dates for the 2023 Ordinary Parish Meetings will be proposed. The meeting closed at 20:15.

Signed..... Chairman

Date.....

Appendix A – Payments Schedule

Payments December 2022				
Income since last meeting	Amount			
None				
TOTAL INCOME	£	-		
BALANCES ON ACCOUNT				
Current Account (Community)	£	13,864.06		at 30/11/2022
Deposit Account (Business Premium)	£	10,619.76		at 30/11/2022
TOTAL BALANCES	£	24,483.82		
PAID SINCE LAST MEETING TO BE APPROVED	Invoiced Services	Folio number	Chq Nos	Amount
Peter Frost	Internal Audit	36	BACS	£ 143.65
				£ 143.65
To Pay after this Meeting	Invoiced Services		Chq Nos	Amount
Les Morley	Grass cutting - July, Sept, October 2022	37	101186	£ 90.00
Paul Richards	Clerks salary - November 2022	38	BACS	£ 1,058.75
				£ 1,148.75
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		
TOTAL EXPENDITURE as at 30/11/2022	£	22,490.61		
COMMITMENTS (net - before VAT)	VALUE			
Defibrillator (to be approved)	£	4,500.00		
CIL island bench	£	1,400.00		
Community space commitment (approved)	£	2,406.00		
TOTAL COMMITMENTS	£	8,306.00		
TOTAL RECEIPTS	£	35,102.97		
TOTAL EXPENDITURE	-£	22,490.61		
TOTAL COMMITMENTS	-£	8,306.00		
BALANCE	£	4,306.36		
Balance excluding commitments	£	12,612.36		

APPENDIX B – 2023/24 Budget

CHALVINGTON WITH RIPE PARISH COUNCIL		APPROVED BUDGET 2022/23		
	2022-2023	2023-2024	COMMENTS	VARIATION
Income	AGREED	APPROVED	05/12/2022	
Precept	£ 19,693.51	£ 17,078.40	Expenditure amount	-£ 2,615.11
VAT recovery		£ 350.00	Estimated	
Other income	£ -	£ -	None forecast	£ -
TOTAL	£ 19,693.51	£ 17,428.40		-£ 2,615.11
Expenditure			COMMENTS	
ADMIN				
Clerk Salary/NI/Tax	£ 11,760.00	£ 7,980.00	£20 ph x 7hrs pw x 52 weeks plus transition costs @£35ph x 20 hrs	-£ 3,780.00
Overtime	£ -	£ 520.00	£20ph x 1hr pw x 26 weeks	£ 520.00
Expenses	£ 350.00	£ 350.00	Office equipment, postage	£ -
Hall Hire - meetings	£ 163.20	£ 164.25	Same as last year plus 5% inflation	£ 1.05
Conf/Course fees/travel	£ 102.00	£ 103.05	Same as last year plus 5% inflation	£ 1.05
Insurance	£ 350.00	£ 400.00	Increased policy costs generally	£ 50.00
CIL project maintenance	£ 400.00	£ 400.00	Bike posts £150 and Islands £250	£ -
Audit/Prof Fees	£ 510.00	£ 535.50	Same as last year plus 5% inflation	£ 25.50
Elections	£ 500.00	£ 1,500.00	Fund building for May 2022	£ 1,000.00
Recovery of reserves 2022-23	£ -	£ 870.00	Additional Clerk time - SAR costs 2022 = £595, plus Scribe initial fee £275	£ 870.00
TOTAL ADMIN	£ 14,135.20	£ 12,822.80		-£ 1,312.40
SUBSCRIPTIONS				
SSALC	£ 387.60	£ 400.00	Estimate - TBC	£ 12.40
Accounts software (Scribe)	£ -	£ 273.60	Licence fee - £275 last year but funded from reserves	£ 273.60
Wealden Dist ALC	£ 24.48	£ 30.00	Estimate - TBC	£ 5.52
ICO	£ 40.00	£ 40.00	Actual cost	£ -
TOTAL SUBS	£ 452.08	£ 743.60		£ 291.52
GRANTS/SUBSIDIES				
CWRPC land	£ 750.00	£ 750.00	£500 for mowing and £250 for repairs	£ -
Trustees - H-B Hall	£ 350.00	£ 350.00	Same as last year	£ -
Cuckmere Comm Bus	£ 150.00	£ 150.00	Commitment from Sept 2021 meeting	£ -
Remembrance Wreath	£ 45.90	£ 50.00	Estimate - TBC	£ 4.10
Villages Music Festival	£ -	£ -	Suggest delete	£ -
TOTAL GRANTS	£ 1,295.90	£ 1,300.00		£ 4.10
PROJECTS				
Website	£ 75.00	£ 12.00	Reduced annual fee	-£ 63.00
Parish Emerg Plan	£ 100.00	£ 100.00	Fund building	£ -
Public space field	£ -	£ -	Will be via CIL Money	£ -
Noticeboards	£ 400.00	£ 400.00	No provision in 2021/22	£ -
Fingerpost signs	£ 183.60	£ 200.00	Estimate - TBC	£ 16.40
Recovery of 2021 election costs	£ 3,051.73	£ -	Not applicable this year	-£ 3,051.73
-Income Over Expend	£ -	£ -	Suggest delete	£ -
TOTAL PROJECTS	£ 3,810.33	£ 712.00		-£ 3,098.33
Traffic management	£ -	£ 1,500.00	Quiet Lanes/20 is Plenty etc (JRW)	£ 1,500.00
TOTAL EXPENDITURE	£ 19,693.51	£ 17,078.40		-£ 2,615.11
Variance to 2022/23		-£2,615.11		
Precept 2022/2023	£ 17,078.40			
Tax base (2020-21 figures)	£ 453.60		From WDC	
Estimated precept 2022-23 (Band D)	£ 37.65			
Precept last year (Band D)	£ 43.78			
Difference pa	-£ 6.13			
Difference per week.	-£ 0.12			
Increase/Decrease percentage	-14.00%			

APPENDIX C - CIL REPORT

REPORT TO	Chalvington with Ripe Parish Council meeting on 5 th Dec 2022
REPORT BY	Parish Clerk, Paul Richards
REPORT SUBJECT	Approval to spend Community Infrastructure Levy (CIL) funds
RECOMMENDATION	To approve the use of the CIL budget to fund the installation of a bench on the traffic Island adjacent to the Ripe Village Stores

1. BACKGROUND

- 1.1. This report refers to the previous decision made by Chalvington with Ripe Parish Council (CWRPC) to proceed with CIL projects following public consultation in 2020.

2. COMMUNITY INFRASTRUCTURE FUND.

- 2.1. The Community Infrastructure Fund (CIL) is a charge that can be levied by local authorities on new developments in their area. It is an important tool for local authorities to use to help them deliver the infrastructure needed to support development in their area.
- 2.2. CWRPC has been able to secure CIL funding via Wealden District Council (WDC) for the provision, improvement, replacement, operation or maintenance of infrastructure. WDC has allocated a total of £35,102 (up to 30th November 2022) to CWRPC.
- 2.3. It should be noted that, by the end of 2023, any unspent CIL funds will have to be returned to Wealden District Council.

3. PUBLIC CONSULTATION ON THE PROPOSED USE OF CIL FUNDS

- 3.1. Following public consultation in 2020, two projects in Ripe have been approved by the Parish Council namely the installation of bike posts and the refurbishment of two islands. Details of the consultation and the Minutes confirming the lawful decisions made by the Parish Council are listed on the CWRPC website. Of those residents who commented, the majority supported the proposed projects.

4. CIL BENCHES

- 4.1. In 2020, CWRPC agreed an indicative budget of £22,000 (excluding VAT) to fund the island projects. Spend to date on this project is £17,049.
- 4.2. The balance of CIL funds before commitments, as of 30th November 2022, is £12,612.36 (see Appendix A).
- 4.3. The cost of the bench was excluded from the original island budget.
- 4.4. Commitments to the remaining CIL fund include: -
 - To assist the purchase of a community space – remaining commitment of £2,406.00; and
 - The purchase of a defibrillator for Chalvington – estimated cost of £4,500.
- 4.5. In November 2022 three tenders were requested with three quotations received that complied with the required specification. Details of these quotations are attached at Appendix B.

5. RECOMMENDATIONS

- 5.1. Given the remaining CIL balance before commitments is £12,612.36, all three quotes are, therefore, within budget
- 5.2. **IT IS RECOMMENDED** that Members consider the use of the remaining CIL funds to purchase the bench. Given there are commitments made to utilise the remaining CIL funds, Members might consider the options attached at Appendix C.

Paul Richards, Parish Clerk
30th November 2022

APPENDIX C – Options

Option	Detail	PROs	CONs	CIL Budget Implication
One	Use all remaining CIL budget to fund the purchase of the bench	<ul style="list-style-type: none"> • All quotes affordable. • Remaining CIL funds needs will be spent by the end of 2023 to the benefit of the parish. • Allows for other smaller CIL projects e.g., defibrillator 	<ul style="list-style-type: none"> • Fewer funds remain to be spent on other CIL projects. 	<ul style="list-style-type: none"> • Supplier A - £6,443 remaining • Supplier B - £3,722 remaining • Supplier C - £112 remaining
Two	Re-purpose the previous commitment to fund the process to acquire a community space as the proposed location is not available.	<ul style="list-style-type: none"> • £2,406 released from commitments to fund the bench. • Allows for most of the remaining CIL funds to be spent by the end of 2023. • Allows for other smaller CIL projects e.g., defibrillator. 	<ul style="list-style-type: none"> • Reversing previous commitment. • If land does become available, then no funds remain to assist with the purchase. 	<ul style="list-style-type: none"> • Only quotes from suppliers A and B would be within budget • Supplier A - £3,722 remaining • Supplier B - £1,316 remaining
Three	Select the most competitive price	<ul style="list-style-type: none"> • Allows for most of the remaining CIL funds to be spent by the end of 2023. • Allows for other smaller CIL projects e.g., defibrillator. 	<ul style="list-style-type: none"> • The best price may not deliver the best product. 	<ul style="list-style-type: none"> • Supplier A - £3,722 remaining