

# Chalvington with Ripe



Parish Clerk – Sam Adeniji Email: [chalvingtonwithripeclerk@gmail.com](mailto:chalvingtonwithripeclerk@gmail.com) Phone: 07767405562  
Address – Meadow Cottage, Chalvington, Hailsham, East Sussex, BN27 3TH

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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 4<sup>th</sup> March 2024 commencing 7pm.

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

**In attendance:** Cllr Nick Bennett (ESCC) and Cllr Alison Wilson (WDC)

**Members of the public:** 19.

**39. Apologies for Absence** – S. Adeniji (Parish Clerk) and Cllr S. Flint

**40. Declarations of Interest** – Cllr Harvey declared a non-pecuniary interest on agenda item 46(a) as his house backs onto the plot. Cllr C. Hallworth declared a non-pecuniary interest on agenda item 46(a) as the house backs onto her plot.

**41. Approval of the Minutes of the Ordinary Council Meeting of the Parish Council held on 5<sup>th</sup> February 2024.**

It was noted that there is an error in paragraph 29 and the word “down” is missing. As this is significant to the understanding of the paragraph it was agreed to defer approval of the minutes until this has been corrected.

RESOLVED – That the approval of the minutes of the parish council meeting held on 5<sup>th</sup> February 2024 be deferred until the required amendment has been made.

**42. Public Session.**

A member of the public wanted to know how the sewage plant would cope with all the extra homes being built within the parish. The Chair explained that this isn't a planning requirement and it is the duty of the sewage authorities to provide facilities.

Another member of the public raised the issue of flooding every year caused by sewage backing up. The Chair agreed that the Parish Council will raise this issue with Southern Water. **Action: SA to write to Southern Water.**

District Councillor Alison Wilson explained that Wealden District Council (WDC) have sought legal advice on this issue and has been told that the Council can grant planning permission on the condition that there will be no occupation until the sewage problem has been resolved to the satisfaction of the Local Authority.

Another member of the public reported that they read that the Environment Agency are the only government department that can say a blanket no to Planning Applications if they've got a reason to think that there's going to be a problem. She wanted to know if the Parish Council have started notifying the environment agency of the flooding issues within the Parish. The Chair responded that the Parish Clerk would be asked to keep a list of all the occasions flooding occurs within the parish and regularly raise this with the Environment Agency. **Action: SA to maintain a list of flooding and report to the Environment Agency.**

Another member of the public raised the issue of East Sussex County Council putting up signs stating “road closed” due to flooding but they fail to take the signs down when the roads are passable.

**43. Report of the Member of Parliament**

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

**44. Report of the County Councillor**

Cllr Nick Bennett reported that ESCC is running a campaign, a concerted effort to try to get more foster parents in the county, particularly those who are fostering through the county network. He left some posters to be put up within the parish.

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

**45. Report of the District Councillor**

Wealden District Council (WDC) Councillor Cllr Alison Wilson spoke to report that it is critical that comments on the local plan are made during the consultation period which runs from 05:00 p.m on the 15 March and goes through to 05:00 p.m. on the 10 May.

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

**46. Planning.**

**a) Applications.**

- **WD/2024/0227/F - Land off Channers Lane, Ripe, BN8 6AS** - Erection Of A Detached Dwelling With Off Road Parking

Members discussed the application and noted that the proposed application will have a detrimental impact on the settings of adjacent listed buildings, it is an over-development and the scale of the proposed building on such a small plot is overbearing. The proposed application will have a detrimental effect on the conservation area. It's on a public footpath. It is unsustainable and the height of it on an elevated position next to White cottage is unacceptable.

**RESOLVED – To object to the application. (Cllr Harvey took no part in the proceeding)**

- **WD/2024/0024/F - Land at Manor Park, Mark Cross Lane, Ripe, BN8 6AW** - Demolition of a storage building, garage and all Weather tennis court, and the erection of 4 no. Dwellings on previously developed land.

Members discussed this application and noted that the site lies outside of any designated development boundary, and restrictive countryside policies resist the provision of new housing without special justification. The delivery of housing on this site is contrary to rural housing restraint policies within saved policies GD2 and DC17 of the Wealden Local Plan 1998 and WCS 6 of the Wealden Core Strategy Local Plan 2013.

The proposed development is not sustainable. The draft regulation 18 local plan recently approved by Wealden District Council for consultation, lists Chalvington and Ripe as one of the least sustainable settlements as appropriate to deliver housing and employment growth. In the accompanying Initial Sustainability Appraisal, it states Ripe is rejected as a site being allocated for housing as:

‘-development would have a significant adverse effect on the established settlement character of Ripe, the surrounding listed buildings and the ripe conservation area.  
-Ripe has limited service and facilities available.  
-Ripe has poor public transport links to higher order settlement, meaning reliance on private car use.’

The proposed development site forms part of the grounds of Manor Place and is largely an open space as viewed from Mark Cross Lane The construction of 4 dwellings, and the separate garaging will lead to a loss of open space. There will be a large increase in traffic using the access onto Mark Cross Lane generated by the proposed development of 4 dwelling houses (2 x3 beds, and 2 x 4beds).

**RESOLVED – To object to the application.**

- **WD/2024/0035/F - Curls Farm, Ripe Lane, Ripe, BN8 6AP** - Replacement Windows, 2 Air Source Heat Pumps, Removal/Addition Of Internal Partition Walls And Electric Vehicle Charger. - Full
- **WD/2024/0036/LB - Curls Farm, Ripe Lane, Ripe, BN8 6AP** - Replacement Windows, 2 Air Source Heat Pumps, Removal/Addition Of Internal Partition Walls And Electric Vehicle Charger. - Listed Building Consent

Members discussed this application in a listed building. It was noted that there are four different types of windows on one elevation. There's Georgian, victorian, there's 1970s etc. The proposed application is an improvement on the existing design as the proposal is to make the windows all the same. The heat source pump and the internal partitions are not a problem. Members noted that listed building consent may be an issue.

**RESOLVED – To support the application.**

- **WD/2023/1731/F - Freshfield and Green Farm Barn, Chalvington Road, Chalvington, BN27 3TA** - Demolition of north-eastern ground floor wall and roof and erection of single-storey side extension to freshfield, reconfiguration of the existing driveway, new doors and windows and replacement windows, relocation of oil tank and reconfiguration of domestic garden boundary with green farm barn. – Full
- **WD/2023/1732/LB - Freshfield and Green Farm Barn, Chalvington Road, Chalvington, BN27 3TA** - Demolition of north-eastern ground floor wall and roof and erection of single-storey side extension to freshfield, new doors and windows and replacement windows - Listed Building Consent.
- **WD/2023/1733/F - Green Farm Barn and Freshfield, Chalvington Lane, Chalvington, BN27 3TA** - New 3 bay garage, reconfiguration of the driveway and boundary, plus internal alterations to existing residential outbuilding to form habitable accommodation with associated external alterations. - Full
- **WD/2023/1734/LB - Green Farm Barn and Freshfield, Chalvington Lane, Chalvington, BN27 3TA** - Internal alterations to existing residential outbuilding to form habitable accommodation with associated external alterations. - Listed Building Consent

Members agreed to consider the above four planning applications together as they are linked and are for two linked properties on either side of a boundary owned by the same person. There is one set of plans that covers them both.

It was noted that the planning application is to make minor adjustments but a big improvement to the property, the proposal is to demolish the outbuildings that are in poor condition and rebuild 50% of it.

**RESOLVED – To support the application.**

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

- **REFUSED** - **WD/2023/2624/LDE - Church Farm, Church Lane, Ripe, BN8 6AU** - Continued use of part of a barn as a single dwellinghouse for Farm Manager and Assistant.
- **APPROVE** - **WD/2023/3009/F - 6 Carriage Mews, Ripe, BN8 6EX** - New dormer window.
- **APPROVE** - **WD/2023/1274/FR – Land at Mill Lane, Ripe** - Part retrospective application for retention of existing access, proposed Change of use of land to allow for the keeping of horses and erection of Stable building with tack room and feed store.

**47. Other planning matters**

None.

**48. Update on the Community Field**

Members received an update on the community field. It was noted that a new planning application has been submitted to Wealden District Council for a tweak to the current Jill's field.

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

**49. Update on Bike Posts Repositioning**

Members noted that as agreed by the Parish Council, the bike posts have been moved and are now to the community field where they might get more use. The Parish Council would like to thank the public spirited Mr David Turner, Paul Clark and Cllr N. Hamblin for helping move the bike posts to storage.

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

**50. Financial matters –**

a. Bank reconciliation statement

**RESOLVED** that the bank reconciliation statement and Budget Monitoring Report for Month 11 be noted.

b. Authorisation of payment of account

The Chair presented the schedule of payments, circulated previously and Cllr Hamblin confirmed that he has seen all the invoices due for payments and they are all appropriate. After review and consideration, it was **RESOLVED** that the payments be approved. The payment schedule is attached in Appendix A.

**51. Correspondence**

None

**52. Urgent Items**

The Chairman reported that there was a call for help regarding a property that was flooded. Members agreed that this raises the question, together with the continual flooding in Mill Lane, Langtai Lane, outside the village hall just here and Charlington Road which is a complete nightmare, of whether the parish council ought to develop its own strategic reserves e.g. sandbags. It was agreed that this could be discussed as an agenda item at a future meeting.

In addition, the Parish Council would look at establishing an emergency group in partnership with the community association. The Chairman suggested that in the meantime a register should be created of the places where it floods and people can contribute the times and dates when the flooding occurs. This will enable the Parish Clerk to send a report to the local councils and the Environment Agency to make them aware of the issue.

**53. Dates of next meeting -** The next Ordinary Parish Meeting will be held on 8<sup>th</sup> April 2024 commencing at 7 pm at the Hayton Baker Hall.

***There being no further business, the meeting closed at 8.08 pm***

Payments March 2024

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

| BALANCES ON ACCOUNT                |                    |
|------------------------------------|--------------------|
| Current Account (Community)        | £ 8,401.89         |
| Deposit Account (Business Premium) | £ 5,976.45         |
| <b>TOTAL BALANCES</b>              | <b>£ 14,378.34</b> |

27/02/2024  
27/02/2024

| PAID SINCE LAST MEETING TO BE APPROVED | Invoiced Services | Folio number | Chq Nos | Amount         |
|--|-------------------|--------------|---------|----------------|
| Hugo Fox                               | Web Host          | 77           |         | £ 11.99        |
|  |                   |              |         |                |
|  |                   |              |         | <b>£ 11.99</b> |

| To Pay after this Meeting   | Invoiced Services                              | Folio number | Chq Nos | Amount          |
|-----------------------------|--|--------------|---------|-----------------|
| Chichester Payroll Services | Payroll Company working out Clerk's Feb salary | 78           |         | £ 15.00         |
| Sam Adeniji                 | Parish Clerk Net Pay For February              | 79           |         | £ 507.37        |
| HMRC                        | Tax & NIC On Parish Clerk Salary February      | 80           |         | £ 126.60        |
| IONOS                       | Web Domain (DD on 18 Feb)                      | 81           |         | £ 1.80          |
|                             |  |              |         | £ 1.80          |
|                             |  |              |         |                 |
|                             |  |              |         |                 |
|                             |  |              |         | <b>£ 652.57</b> |

CIL FUNDS

CIL FUNDS

| RECEIPTS                                   | VALUE               |
|--|---------------------|
| Opening Balance                            | £ 26,346.19         |
| WDC - CIL Oct 2020 to March 2021           | £ 6,790.11          |
| WDC - CIL Oct 2021 to March 2022           | £ 1,966.67          |
| <b>TOTAL RECEIPTS</b>                      | <b>£ 35,102.97</b>  |
| EXPENDITURE (net - before VAT)             | VALUE               |
| ESCC - Licences - posts                    | £ 445.50            |
| 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          |
| <b>TOTAL EXPENDITURE as at 01/05/2023</b>  | <b>£ 31,380.61</b>  |
| COMMITMENTS (net - before VAT)             | VALUE               |
| Community space commitment (approved)      | £ 2,406.00          |
| <b>TOTAL COMMITMENTS</b>                   | <b>£ 2,406.00</b>   |
| <b>TOTAL RECEIPTS</b>                      | <b>£ 35,102.97</b>  |
| <b>TOTAL EXPENDITURE</b>                   | <b>-£ 31,380.61</b> |
| <b>TOTAL COMMITMENTS</b>                   | <b>-£ 2,406.00</b>  |
| <b>BALANCE</b>                             | <b>£ 1,316.36</b>   |

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

Balance excluding commitments £ 3,722.36