



# Chalvington with Ripe

Parish Clerk – Sam Adeniji

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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 6<sup>th</sup> November 2023 commencing 7pm.

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

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

**Members of the public:** 11.

**139. Apologies for Absence -**, None

**140. Declarations of Interest –** None

**141. Approval of the Minutes of the Ordinary Council Meeting of the Parish Council held on 2<sup>nd</sup> October 2023.**

RESOLVED – That the minutes of the parish council meeting held on 2<sup>nd</sup> October 2023 were confirmed as a correct record and signed by the Chair.

**142. Public Session.**

None.

**143. Report of the Member of Parliament**

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

**144. Report of the County Councillor**

East Sussex County Council Councillor Cllr Nick Bennett spoke to update the Council on the following matters:

- a) ESCC Cabinet meeting shortly to discuss the Council's finances. There are financial pressures in the areas of social care and children's services.

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

**145. Report of the District Councillor**

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

- a) The local plan is progressing and a Council meeting is being held on the 8<sup>th</sup> of February to approve the first draft. People can sign up at the WDC portal for updates on the local plan.
- b) In answer to a question raised during the village surgery, the first draft of the Neighbourhood Plan is Regulation 18, which does not carry much legal weight. The Regulation 19 draft will have full legal weight.

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

RESOLVED: that Standing Orders be suspended to allow Council to consider Agenda Item 155, Planning applications.

**146. Planning.**

**a) Applications.**

- **WD/2023/2585/F – Brook Cottage, Ripe Lane, Ripe BN8 6AR –** Proposed detached art studio/annexe

The applicant spoke to explain that she works from home and she wants to build a creative studio. The plan has been revised to address the concerns raised by the

previous parish council. The size of the studio is just under 3 meters and will be surrounded by mature trees and cannot be seen from the road or the footpath.

The parish council noted that the overall width has been reduced to 14.04 meters, it is not intrusive to the landscape and the road, nor is it detrimental to the rural setting. The parish council noted that the proposed application is well-screened by mature trees and not visible from the road or the footpath. The drainage will be via a package treatment plant and not into the mains. The parish council does not doubt that the applicant's purpose for this building is as an art studio, not to sublet or use for holiday lets.

**RESOLVED – To support the application**

- **WD/2023/2282/F – Former Blacksmiths Barn, Chalvington Road, Chalvington BN27 3TB** – Change of use of agricultural barn with a single-storey extension to create a single residential dwelling

The parish council noted that planning permission was granted for an L-shaped extension. This application is an attempt to increase the footprint of the property. The council is minded to add some conditions to prevent a future application that will increase the footprint of the property. The council noted that the property is a small building in a small rural setting.

**RESOLVED – To support the application with the condition that the parish council will approve no further extension or a second-storey**

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

None

**147. Expected planning applications**

Following the Councillor surgery, the Parish Council would like to consider how it response to future planning applications e.g. the Church farm site. It was noted that Follenger's field is not suitable for housing. It was decided to review the existing parish council response to sites being included in the SHELAA (Sites that have been identified for development) allocations and resubmit that to Wealden District Council. It was noted that although ESCC is not the Planning Authority it can influence the planning decision on issues relating to surface water flooding, some aspects of transport and environmental issues.

**RESOLVED - That the parish council will review its submission to the SHELAA and that the item be brought forward to the next meeting of the parish council as a standing item.**

**148. Update on BT Phone Box in Chalvington**

Cllr Hamblin reported that the phone box has been cleared and the paint has been collected, he is waiting for the golden paint. He is investigating having the electricity restored and getting a free defibrillator. The Community Heartbeat Organisation are keen to hand over the kiosk to the parish council. It was noted that the phone box can be used for multiple purposes including as a library. The parish council will formalise the adoption of the phone box once the adoption pack has been received.

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

**149. Update on the Community Field**

The purchase of the community field has been completed, David Turner is working on filtering the ideas suggested during the consultation using a scoring exercise to agree on the best possible fit for the community.

**RESOLVED** – That the update be noted

**150. Review of the status of the Nursery Field**

The Chairman suggested deferring this item until the new Manager of the nursery has been confirmed.

**RESOLVED** – That the item be deferred until a later date.

**151. Stiles**

The parish council noted that it is the landowner's responsibility to maintain the stiles and gates in a safe condition. This issue was brought to the council's attention because someone fell when using the stiles between the RACCA and the turf/maize field. It was noted that there is a need for more "user-friendly" stiles around the parish that can be turned into a gate for people with mobility problems. Wealden District Council may be able to help. The RACCA group have been surveying the stiles but has not come up with any that need improvement but will come up with a list of stiles that need to be made more user-friendly. The Chairman suggested that a kissing gate could be an ideal solution for the stiles that need replacing and asked for the parish council to be furnished with the list. A list will be brought back to the next meeting

**RESOLVED** – That the item be deferred until the next meeting of the parish council.

**152. Request to relocate bike post**

There was a request at the Councillor Surgery for some of the bike posts to be relocated to Laughton to enable Chalvington and Ripe residents wishing to catch a bus from Laughton to safely leave their bikes. It was suggested that as the bike posts were funded using the Community Infrastructure Levy (CIL) they must be located and used within the parish. It was agreed that the parish council will make representation to Laughton Parish Council to ask for a rail behind the bus stop to enable residents wishing to catch a bus to tether their bikes.

**RESOLVED** – That the Parish Council will ask Laughton Parish Council to consider installing a rail for cyclist bikes.

**153. Dog Bins**

The Chairman reported that it has been suggested that there is a need for more dog waste bins within the parish. The Clerk explained that each bin will cost £275 pa to be emptied by Wealden District Council, the Clerk further explained that the parish council does not currently own a dog bin within the parish and the existing bins are owned and collected by WDC. It was agreed that the issue of dog bins should be added to the resident's survey to be carried out in the new year.

**RESOLVED** – That the issue of dog bins will be included in the resident's survey.

**154. Survey to establish the views of the parish**

The Chairman stated that it is a good idea to survey residents of the parish to identify their priorities for the parish council. This was also raised during the recent Councillor's Surgery. Cllr Ruddock-West warned against raising people's expectations. The Chairman suggested waiting until after the Annual Parish Meeting (APM), it was also noted that a regular Councillor Surgery would enable residents to give their feedback without the need to wait until the APM.

**RESOLVED** – That issue of the survey be deferred until the Annual Parish Meeting.

**155. Draft Budget**

The Clerk introduced the draft budget and explained that the first draft of the 2024/25 budget shows a drop in the precept of 22% compared to the 2023/24 budget. Unspent expenditure in this year's budget will be moved to reserves. The issue of a grant towards the Village Music Festival was raised but it was agreed that the parish council would wait until their end-of-year results to reconsider their request. It is agreed that the parish council will contact the VMF organisers to determine if a grant may be needed for the 2024/25 financial year.

**RESOLVED** – That the first draft of the budget be noted.

**156. Other planning matters**

None.

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

Cllr Ruddock-West stated that the parish council is still waiting to hear back from ESCC Highways regarding the state of the road and the break up of the edge of the carriageway, for instance along Mill Lane, Church Farm Lane and Langtye Lane.

**RESOLVED** – That the Clerk makes another representation to ESCC Highways regarding the state of the road.

**158. Financial matters –**

- a. Authorisation of payment of account

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

**159. Correspondence**

None

**160. Urgent Items**

Cllr Hamblin reported that since the 25<sup>th</sup> of June, he has been chasing ESCC Highways for the Chalvington speed sign

- 161. Dates of next meeting** - The next Ordinary Parish Meeting will be held on 4<sup>th</sup> December 2023 commencing at 7 pm at the Hayton Baker Hall.

***There being no further business, the meeting closed at 8.18 pm***

Payments November 2023

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

BALANCES ON ACCOUNT	
Current Account (Community)	£ 17,373.44
Deposit Account (Business Premium)	£ 973.06
<b>TOTAL BALANCES</b>	<b>£ 18,346.50</b>

31/10/2023  
31/10/2023

PAID SINCE LAST MEETING TO BE APPROVED	Invoiced Services	Folio number	Chq Nos	Amount
IONOS	Web domain	55		£ 1.20
Royal British Legion	Wreath Donation under s137	56		£ 50.00
				<b>£ 51.20</b>

To Pay after this Meeting	Invoiced Services	Folio number	Chq Nos	Amount
Chichester Payroll Services	Payroll Company working out Clerk's Oct salary	50		£ 15.00
Sam Adeniji	Parish Clerk Net Pay For September	51		£ 485.47
HMRC	Tax & NIC On Parish Clerk Salary September	52		£ 121.20
Wealden District Council	Charge for Ordinary Parish/Council Elections	53		£ 635.29
HugoFox	Website	54		£ 11.99
				<b>£ 1,268.95</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
Electrical connection	£ 600.00
Extension lead (Christmas tree)	£ 21.45
Abortive community space costs	£ -
50% payment for bench	£ 1,344.00
RISE JOINERY LTD second payment	£ 4,445.00
RISE JOINERY LTD final payment	£ 3,111.50
	£ 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>

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Island  
Community space  
Bench  
Bench  
Bench

Balance excluding commitments £ 3,722.36