

Chalvington with Ripe



Parish Clerk – Stephanie Dubas Email: chalvingtonwithripeclerk@gmail.com Phone: 07353990253

OCM MINUTES 12/10/2026

Present: Cllr S Flint (Chair), Cllr N Hamblin, , Cllr W Farrer Cllr M Lonsdale-Cleeve

In attendance: Stephanie Dubas (Parish Clerk), Cllr Boone ESCC, Cllr Alison WDC

Members of the public: 6

ORDINARY COUNCIL MEETING

96. Attendance & Apologies for Absence	To resolve to note apologies from Cllr A. Harvey due to work commitments. Cllr J Ruddock-West (Vice Chair) due to personal commitments, Cllr C Hallworth due to illness.
97. To receive any declarations from Members concerning items on the agenda	Resolution: To note Cllr Lonsdale and Cllr Hamblin have an interest in RACCA as members
98. Approval of the OCM Minutes	Resolution: Approved Ordinary Council Meeting 07/09/2026
99. Public Session	The Public noted: Public 1: Charles Hardy from the Village Hall Management committee (VHMC) stated that they were now able to become a Charitable Incorporated Organisation enabling it to take back the freehold for the Village Hall. Costs were requested to be shared between VHMC and the CWRPC (Parish Council) for the Conveyancer and transfer, which was quoted as £2,000, although little detail was given to the detail breakdown of this quotation. Public 2: Agenda 111; This is a way to simplify things with the Trustees of the Village Hall and both CWRPC and VHMC can no way benefit from the transfer.
100. Report of the Member of Parliament:	Resolution: to note a report from the MP for Oct 2026 uploaded on the website
101. Report of the County Councillor:	Resolution: to note a verbal report from the ESCC Councillor Boone: Reform took over the Council this year. The budget is being reviewed to make savings with a deficit of £70 million to deal with in the future. Balfour Beatty £290 million contract is being reviewed also along with the pothole outcome numbers but they are increasing. Cuts have been made on schools lunch vouchers for the holiday times as WDC cannot afford everything. Another layer of civil servants will be introduced with the Mayor reorganisation of East Sussex County Council.
102. Report of the District Councillor:	Resolution: to note a verbal report from the WDC Councillor: WDC has opened the new sports facility, 2 x floodlit football pitches, Padel courts. Reduced fees are available last minute when courts are not booked. There is a skatepark, café and play area. The new planning regulations are coming into force. To note these items are posted on the Parish Council Website News Item. Please sign up to receive up to date information as we publish it: Sign Up To Email News
103. Planning Applications	a. Resolution to Support WD/2026/0283/F CLEGGETTS FARM, RIPE LANE, RIPE, BN8 6AR DEMOLITION OF GARAGE AND OTHER OUTBUILDINGS AND EXTENSIONS AND ALTERATIONS TO

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	DWELLING. https://planning.wealden.gov.uk/Planning/Display/WD/2026/0283/F Rebuilt in 2004 due to subsidence. It is not in the conservation area. It will enhance the character of the building and be renovated with renewables, energy efficiencies and is of sustainable development. It is an upgrade together with an annex and is in the local plan 1998. The architectural enhancements make it visually appealing and well designed with the enlargement scale in proportion of the original footprint. The application has received 8 letters of support from residents and will be the dwelling for a multi-generational family unit, future proofing it for its more elderly residents. b. Resolution to Support WD/2026/1820/LBA FRESHFIELD, CHALVINGTON ROAD, CHALVINGTON, BN27 3TA: VARIATION OF CONDITION 2 OF WD/2025/0514/LB (DEMOLITION OF EXISTING MODERN OUTBUILDING, GARAGE, FIRST FLOOR ACCOMMODATION OVER AND SHED, AND REPLACEMENT WITH GARAGE AND SHED AS ONE OUTBUILDING; REPLACEMENT OF THREE DORMER WINDOWS WITH NEW WINDOWS OF SAME SIZE.) TO ALLOW A CHANGE OF DRAWING REVISION TO AMEND THE EXTERNAL MATERIALS. Permission was granted 2025 and oak cladding is requested with a flint wall make it visually appealing and well designed.
104. Planning Approvals	Resolution: to note no planning approvals received
105. Planning Refusals	Resolution: to note no planning refusals received
106. Planning Withdrawn	Resolution: to note no planning approvals received
107. Other planning matters	Following earlier consultation stages in 2020/2021, 2024 and 2026, WDC invited representations on the Council's final version of the Local Plan. It was resolved to Note the following comments are to be issued to WDC: No legal challenges were received. The Parish submitted its response to Wealden setting out our objections and concerns regarding development proposals on community impact, road infrastructure, especially our rural roads and the local environment during the consultation phase. The Parish Council was delighted to note that Laughton Park Farm identified for 4,000 dwellings and Hamstead Lane land west of Hailsham, 2,500 dwellings, were not included in the final plan. There is however an increase in Berwick Station land north of the recreation ground, to 45 from 30 dwellings, but our concerns remain, regarding pedestrian access and cumulative development. No other comments were received on the schedule 19 legal challenges.
108. To receive outside body reports	a) Wealden District Association of Local Councils: Vacant b) Tree Warden: Cllr N Hamblin: Nothing to report c) ESALC AGM: Cllr Simon Flint: No meeting to attend and report on yet. d) Hayton Baker Hall Trustees: Cllr Charlie Hallworth: No report received e) Highways, footpaths and rights of way: Cllr Joe Ruddock-West: No report received
109. To discuss and agree policies and standards	Resolution: to note no policies received.
110. Financial matters	Resolution: to approve the following: a) Appendix A To approve the payments schedule b) Appendix B To approve the Bank Reconciliation c) Appendix C To approve the Budget Reconciliation 2026/27 d) To note the receipt of the Precept £8683.50 to be reconciled in Oct 26 accounts

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	e) To agree authority be given to the Parish Clerk to move reserves into the Business Premium Account with the approval and direction of the Councillor responsible for Finance. f) To approve the grant to RACCA: This amounts to £823.70 in total.
111. Freehold of Hayton Baker Hall, Church Lane, Ripe, near Lewes, East Sussex BN8 6AU	To resolve to transfer the freehold of Hayton Barker Hall to the CIO Committee subject to the approval of the Charity Commission and to agree an amount to contribute to the solicitor's fee: The Parish Council holds the freehold of the Village Hall in trust for the Committee tasked with managing the hall. The Village Hall Management Committee (VHMC) has changed its legal status by becoming a Charitable Incorporated Organisation (CIO). The intention for the change was to enable the VHMC to relieve the burden of holding the freehold from the Parish Council. The Charity Commission needs to approve the transfer, as the VHMC does not have the power to transfer the village hall to the CIO under its constitution. The transfer will need to be handled by a solicitor, a firm in Hastings has quoted £2000 to the VHMC. The legal firm will also need to act for the Parish Council; this should be confirmed by the VHMC to the CWRPC. The Parish Council do not want to incur separate legal costs in connection with any transfer. On 02/09/26 The VHMC discussed the options and presented them to the Parish Council, Cllrs discussed the request and resolved to: a. Transfer the freehold to CIO subject to the approval of the CIO. b. The Parish Council will, as a goodwill gesture, pay £400 including VAT as a contribution. The VHMC will be requested to pay any other costs incurred by the Parish Council if the fee is above the £400 contribution.
112. Footpaths	Resolution: to note the updates from the Parish Clerk: CHV/22/1 and CHV/23/1 & ROW336: The Parish Council continues with the Modification Order as the map cannot be presently agreed.
113. Speed Application	Resolution: to note that Residents can buy Please Slow Down signs via Cllr Hamblin £8-£10 by emailing the Parish Clerk. Resolution: To agree to review in Dec the cost of the two signs: The Parish Council decided not to proceed with the £6k cost of design and referred back to the Community Match team a request as the Parish Council only wants two 'please drive carefully' signs to try and reduce speed on entrances to Ripe, namely from Mill Lane, and Ripe Lane. Highways have confirmed no design fee will be payable now and we await the cost of the two signs installing as requested.
114. Litter Update:	Resolution: to note one sign from Street Scene is approved although it is facing the wrong way. The litter group will suggest other sites to be identified on the route and the direction of siting.
115. Correspondence	To note that no correspondence for this meeting was received.
116. Urgent Items	None received
117. Date of next meeting	The next Ordinary Council Meeting will be held on 7th Dec 2026 commencing at 7pm at the Hayton Baker Hall.

The meeting concluded at: 19:46

All documents can be found on the website, on the agenda and in any links proved. Alternatively, you may request any information directly from the Parish Clerk: chalvingtonwithripeclerk@gmail.com

Signed: Chair: Cllr S Flint	
Date:	12/10/26