



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

AGENDA Monday 1st December 2025

Dear Councillors

You are duly summoned to the Annual Council Meeting of the Chalvington with Ripe Parish Council that will take place on **Monday 1st December 2025, commencing at 7pm**. The meeting will be held at Hayton Baker Hall, Church Lane, Ripe, near Lewes, East Sussex BN8 6AU.

Members of the public are welcome to attend this meeting and speak for a maximum of three minutes about an item on the agenda for this meeting during the Public Session at the discretion of the Chair (Standing Orders 2f).

Stephanie Dubas

November 2025

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Clerk to the Council

104. Attendance and Apologies for Absence	
105. To receive any declarations from Members concerning items on the agenda	To receive Declarations of Interest, Notification of Changes to Members' Interests and consider any requests for a dispensation
106. Approval of the Minutes	a) Ordinary Council Meeting 03/11/2025
107. Public Session	The Public may speak on any item on the agenda for up to 3 minutes at the Chair's discretion. A 10 minute session is planned for Mr Eckert for his plans for the revised proposal to replace Westlyn with two smaller detached dwellings, one on the site of the existing Westlyn site (184m²) and the other across Poundfield Road in Dairylands Field (264m²) for a combined floor plan of 448m². Mr Eckert is to provide information on the proposals for the Westlyn/Dairylands development to help the Parish Council understand the plans so that when planning is formally submitted they are much more informed. The Parish Council will not be making any form of conclusion.
108. Report of the Member of Parliament:	To resolve to note a report from the MP:
109. Report of the County Councillor -	To resolve to note a report from the ESCC Councillor if submitted
110. Report of the District Councillor	To resolve to note a report from the WDC Councillor if submitted
111. Planning Applications	a) WD/2025/2278/FA CART LODGE, CHURCH FARM, CHURCH LANE , RIPE, BN8 6AU VARIATION OF CONDITION 2 OF WD/2024/1272/F (CONVERSION OF REDUNDANT CARTSHED TO RESIDENTIAL) NEW INTERNAL LAYOUT, VELUX WINDOWS AND

	SOLAR PANELS TO BE ADDED TO ROOF. https://planning.wealden.gov.uk/Planning/Display/WD/2025/2278/FA b) WD/2025/2176/F 1 PEAFIELD COTTAGES, CHURCH LANE, CHALVINGTON, BN27 3TF NEW UNIT FOR USE AS A TOURIST LET. The proposal is for a re-submission of planning application from Aug 2020, to upgrade the existing outbuilding to create a single storey unit to be used as a tourist let. The unit will have a kitchen/dining/living space, two bedrooms, a bathroom and store. https://planning.wealden.gov.uk/Planning/Display/WD/2025/2176/F c) WD/2025/2327/F CHURCH FARM, CHURCH LANE, RIPE, BN8 6AU ADAPTATION AND RE-USE OF A REDUNDANT BARN, AND THE FORMATION OF TWO NEW DWELLINGS, WITH ASSOCIATED PARKING AND LANDSCAPING WORKS. https://planning.wealden.gov.uk/Planning/Display/WD/2025/2327/F
112. Planning Approvals	a) WD/Application No. WD/2025/0984/MAJ PROPOSED INSTALLATION OF FUEL TANK FOR THE RECEIPT, STORAGE AND SUPPLY OF AVIATION FUEL INCLUDING ANCILLARY VEHICULAR PARKING, ACCESS, TURNING, LANDSCAPING AND DRAINAGE. KITTYHAWK AERODROME, DARP LANE, RIPE, BN8 6BB. Wealden District Council has decided to APPROVE the above application on 30 October 2025. https://planning.wealden.gov.uk/Planning/Display/WD/2025/0984/MAJ b) WD/2025/1565/FR LOWER CLAVERHAM HOUSE, LOWER WICK STREET, BERWICK, BN26 6TR PART RETROSPECTIVE APPLICATION FOR SITING OF SHEPHERDS HUT FOR HOLIDAY LET ACCOMMODATION AND PROPOSED ERECTION OF DECKING Wealden District Council has decided to APPROVE the above application on 18 November 2025.
113. Planning Refusals	a) WD/
114. Planning Withdrawn	a) WD/
115. Other planning matters	To discuss or note any other planning matters brought to the attention of the Parish Council.
116. To receive outside body reports	a) Wealden District Association of Local Councils: Vacant b) Tree Warden: Cllr N Hamblin c) ESALC AGM: Cllr Simon Flint: Nov 25 d) Hayton Baker Hall Trustees: Cllr Charlie Hallworth e) Highways, footpaths and rights of way: Cllr Joe Ruddock-West: i) 'Consultation on diversion of public footpath Chalvington with Ripe 18-Deanland Wood Park. Crosses a field, part of Deanland Wood Park. The applicant wishes to separate the footpath from the residential park area which is a dog free complex and agreed to meet Council's costs. Ditches on the proposed route have been culverted to negate the need for bridges and the path will have a width of 3 metres. Points C to D on the map show the route that has been used on the ground for many years, and the diversion seeks to reflect this by altering the definitive map. This part of the route, and section B – C, is under different ownership and not part of Deanland Wood Park. The proposed diversion route is available for inspection and the applicants are happy to discuss the proposal direct, please contact Deanland Park Office on telephone number 01825 872359.
117. To discuss and agree policies and standards	None Submitted
118. Financial matters	a) To note the bank statements and reconciliation to 28/11/2025

	b) To approve the payment schedule at Appendix A c) To approve the Budget for 2026/27
119. Correspondence	a) To discuss any written correspondence received and to consider further action; however, no decisions can be made.
120. Urgent Items	
121. Date of next meeting	The next Ordinary Parish Meeting will be held 2nd February 2026 commencing at 7pm at the Hayton Baker Hall.

APPENDIX A

FINANCE SUMMARY SHEET 25 (Approval Council Meeting 01/12/25)

BALANCES ON ACCOUNT FROM BANK STATEMENTS		
Bank Date	Account Name	£
28/10/2025	Current Account (Community)	£ 10,988.18
28/10/2025	Deposit Account (Business Premium)	£ 15,098.23
TOTAL BALANCES		£ 26,086.41

COMMUNITY ACCOUNT INCOME FOR THE PERIOD		
Bank Date	Income since last meeting	Amount
Total		£0.00

COMMUNITY ACCOUNT EXPENDITURE FOR THE PERIOD						
Scribe Voucher	Scribe DATE	£	vat £	Amount £	Service	SUPPLIER
51	45958	£ 9.99	£ 2.00	£ 11.99	HUGO FOX LTD website	GOCARD LESS Aug
47	45929	£ 525.52	-	525.52	Clerks Salary	S Dubas
52	45958	£ 1.50	£ 0.30	£ 1.80	Website Name	IONOS CLOUD LTD.
SUB TOTAL				£ 539.31		

COMMUNITY BANK ACCOUNT BANK BALANCE		
	Balance b/f + Income	£ 11,527.49
	Less Paid Expenditure	£ 539.31
	Balance At Bank	£ 10,988.18

BUSINESS PREMIUM ACCOUNT BANK BALANCE				
Bank Date	Description	Scribe	Amount	
28/10/25	Balance B/F Account		£ 15,098.23	
TOTAL				£ 15,098.23

COMMITTED EXPENDITURE			
Notified Date	Approval Sou	Invoiced Services	Amount
SUB TOTAL TO BE APPROVED			£ -
TOTAL Spend (Paid + Committed)			£ 539.31