



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

MINUTES Monday 6th October 2025

The Minutes of the Ordinary Council Meeting

Chalvington with Ripe Parish Council (CWRPC) at Hayton Baker Hall

Monday 6th October 2025 commencing 7pm.

Present: Cllr S. Flint (Chair), Cllr J. Ruddock-West (Vice Chair), Cllr W. Farrer, Cllr C. Hallworth, Cllr A. Harvey, Cllr N. Hamblin, Cllr M. Lonsdale-Cleeve

In attendance: Cllr Nick Bennett (ESCC), Stephanie Dubas (Parish Clerk)

Members of the public: 6

65. Attendance and Apologies for Absence	Cllr Alison Wilson Wealden Council
66. To receive any declarations from Members concerning items on the agenda	No Declarations of Interest, Notification of Changes to Members' Interests or requests for a dispensation received.
67. Approval of the Minutes	a) Ordinary Council Meeting 01/09/2025 Approved
68. Public Session	Resident A spoke about plans for the Kittyhawk Aerodrome including the development of a café facility and fencing to allow spectators including young people. Standing orders were invoked at 19:15 to suspend the meeting and discuss item 72 planning application for a large fuel tank. Comments are in item 72c. Standing Orders were reinstated.
69. Report of the Member of Parliament:	To resolve to note a report from the MP
70. Report of the County Councillor -	To resolve to note a report from the ESCC Councillor
71. Report of the District Councillor	To resolve to note a report from the District Councillor
72. Planning Applications	a) Resolution: Not Supported: WD/2025/2113/FA for CHURCH FARM, CHURCH LANE, RIPE, BN8 6AU: REMOVAL OF OCCUPANCY CONDITION ATTACHED TO K/48/462 (PROPOSED ERECTION OF TWO STOREY FARMHOUSE). This was not supported because of the unknown sale plan of the farm. b) Resolution: Supported: WDWD/2025/2118/PO LANGTYE COTTAGE, LANGTYE LANE, RIPE, BN8 6BA DISCHARGE OF SECTION 52 AGREEMENT DATED 9 AUGUST 1990 ATTACHED TO PLANNING PERMISSION WD/1988/3816/F c) Resolution: Not Supported: WDWD/2025/0984/MAJ KITTYHAWK AERODROME, DARP LANE, RIPE, BN8 6BB PROPOSED INSTALLATION OF FUEL TANK. Discussions were opened in the public participation section and standing orders reinstated after. The primary concern is that the 35,000 litre tank, with 3 variations of fuel, is very large and disproportionate to the size, current use and planning restrictions of Kittyhawk aerodrome, particularly as there are

	no expansion plans. There are large fuel tank deliveries on country roads which continue to be a concern with our residents. The applicant clearly states in their submitted Fuel and Supply Facility report: Section 3.2: “The tanks will store aviation fuel for sale to those who currently keep their aircraft at the site and a modest number of visitors that use the airfield during the year”. Section 3.5: “The proposal for fuel facility under this planning application does not seek to expand the airport capacity or change existing flight paths in any way”									
73. Planning Approvals	It was resolved to note the following approvals: d) Application No. WD/2024/2319/FR Head of Planning and Environmental Services PART RETROSPECTIVE APPLICATION FOR PROPOSED ADDITIONAL AREA OF CONCRETE HARDSTANDING ON SITE OF EXISTING FARM TRACK TO PROVIDE ALL WEATHER ACCESS TO EXISTING BARNs. LITTLE MEADOW STUD, CHURCH LANE, CHALVINGTON, BN27 3TE The Planning Inspector has decided to APPROVE the above application on 4 September 2025. e) Appeal Ref: APP/C1435/D/25/3368248 6 Carriage Mews, Church Lane, Ripe, BN8 6EX • The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission. Planning permission is granted for an amendment to approval WD/2023/3009 to provide pair of opening in doors in lieu of window with iron safety balustrade The Planning Inspector has decided to APPROVE the above application on 17 September 2025.									
74. Planning Refusals	It was resolved to Note the dismissal a) APP/C1435/D/25/3368248 6 Carriage Mews, Church Lane, Ripe, BN8 6EX COSTS: The application for an award of costs by the appellant was DISMISSED by the Planning Inspector dated 17/09/2025.									
75. Planning Withdrawn	a) WD/									
76. Other planning matters	No other planning matters were brought to the attention of the Parish Council.									
77. To receive outside body reports	a) Wealden District Association of Local Councils: Vacant b) Tree Warden: Cllr N Hamblin: No update to report c) ESALC AGM: Cllr Simon Flint: a place is booked for Nov 25 d) Hayton Baker Hall Trustees: Cllr Charlie Hallworth: No Update e) Highways, footpaths and rights of way: Cllr Joe Ruddock-West It was resolved to note the report which will be on the website and for the Parish Clerk to notify the Rights Of Way Officer and Land Owner.									
78. To discuss and agree policies and standards	a) Updated Standing orders to be adopted October 2025. Resolution: Supported									
79. 20 mph speed limit	a) The full speed survey report is still outstanding from ESCC. We have however received the updated results from the A6498 as follows: <table><tr><td></td><td>85th %</td><td>Avg</td></tr><tr><td>North</td><td>29mph</td><td>23mph</td></tr><tr><td>South</td><td>32mph</td><td>26mph</td></tr></table>		85th %	Avg	North	29mph	23mph	South	32mph	26mph
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80. Financial matters	a) To note the bank statements and reconciliation to 27/09/2025. Resolution Supported									

	b) To approve the payment schedule at Appendix A. Resolution Supported
81. Grants	a) Citizens Advice Bureau £300 grant application: £70k in reserves and £75k received from other parish councils in the district plus £175k per year from Wealden Council. Our reserves are £15k. Resolution Not Supported b) Community Gate: Invoice received £577.36. Cllr N Hamblin kindly donated £100 towards the gate and the remaining balance will be paid this month. Resolution Supported. c) Hayden Barker Hall was awarded a grant and the Parish awaits their evidence of spend to make the payment. Resolution Supported.
82. Correspondence	To discuss any written correspondence received and to consider further action; however, no decisions can be made. a) Resident a: an alleged planning breach at Kittyhawk. A number of concerns were received and reported that the planning regulations were not been adhered to, namely the number and frequency of flights. This has been reported to the enforcement officer at Wealden planning. b) Resident b: concerns regarding culvert CHV/257 Cobbe Place Farm were received and communications were opened with the landowner who has agreed to replace the culvert and the Rights of Way Officer has been informed. c) The Church has written to the Parish Council to express their thanks for the gate. This has already helped residents with wheelchairs, pushchairs and also secured the field for children's use. d) Cllr Hallworth will review a Facebook post request to change to gates from Styles and forward to the Parish Clerk for investigation.
83. Urgent Items	a) Finger Post repair quotes will be obtained by Councillors
84. Date of next meeting	The next Ordinary Parish Meeting will be held on 3rd November 2025 commencing at 7pm at the Hayton Baker Hall.

There being no further business, the meeting closed at 20:15 pm

<i>Signed: Chair: Cllr S Flint</i>	
<i>Date:</i>	<i>06/10/25</i>

APPENDIX A – Payments

FINANCE SUMMARY SHEET 25 (Approval Council Meeting 06/10/25)

BALANCES ON ACCOUNT FROM BANK STATEMENTS

Bank Date	Account Name	£
26/09/2025	Current Account (Community)	£ 3,022.56
26/09/2025	Deposit Account (Business Premium)	£ 15,098.23
TOTAL BALANCES		£ 18,120.79

COMMUNITY ACCOUNT INCOME FOR THE PERIOD

Bank Date	Income since last meeting	Amount
26/09/25	NIL	£ -
Total		£ -

COMMUNITY ACCOUNT EXPENDITURE FOR THE PERIOD

Scribe Voucher	Scribe DATE	£	vat £	Amount £	Service	SUPPLIER
31	29-Sep	£ 477.36	£ -	£ 477.36	GRANT FIELD GATE BBP	LAUGHTON RIPE CHAL
38	31-Jul	£ 15.00	£ -	£ 15.00	PAYROLL	CHICHESTER PAYROLL Sept
30	29-Sep	£ 167.16	£ -	£ 167.16	TAX NI	HMRC SHIPLEY Sept
42	22-Sep	£ 17.49	£ 3.50	£ 20.99	HUGOFOX LTD-ZDRST4E DD	GOCARDLESS .gov emails
45	22-Sep	£ 167.16	£ -	£ 167.16	TAX NI	HMRC SHIPLEY Aug
35	16-Sep	£ 1.50	£ 0.30	£ 1.80	Website Name	IONOS CLOUD LTD.
37	12-Sep	£ 9.99	£ 2.00	£ 11.99	HUGO FOX LTD website	GOCARDLESS Sept
46	04-Sep	£ 120.00	£ -	£ 120.00	GRASS CUTTING BBP	L.J. MORLEY
39	29-Aug	£ 15.00	£ -	£ 15.00	PAYROLL	CHICHESTER PAYROLL Aug
32	29-Sep	£ 15.00	£ -	£ 15.00	PAYROLL	CHICHESTER PAYROLL July
33	29-Aug	£ 525.52	£ -	£ 525.52	Clerks Salary	S Dubas
44	26-Aug	£ 181.45	£ -	£ 181.45	TAX NI	HMRC SHIPLEY July
29	26-Aug	£58.65	£ -	£58.65	TAX NI	HMRC 2024
17	20-Aug	£500	£ 100.00	£ 600.00	Speed Survey	Balfour Beatty
40	19-Aug	£ 1,288.00	£ 257.60	£ 1,545.60	Speed Survey	ESCC
36	12-Aug	£ 9.99	£ 2.00	£ 11.99	HUGO FOX LTD website	GOCARDLESS Aug
34	14-Aug	£ 1.50	£ 0.30	£ 1.80	Website Name	IONOS CLOUD LTD.
41	22-Aug	£ 17.49	£ 3.50	£ 20.99	HUGOFOX LTD-ZDRST4E DD	GOCARDLESS .gov emails
SUB TOTAL				£ 3,957.46		

COMMUNITY BANK ACCOUNT BANK BALANCE

Balance b/f + Income	£ 6,980.02
Less Paid Expenditure	£ 3,957.46
Balance At Bank	£ 3,022.56

BUSINESS PREMIUM ACCOUNT BANK BALANCE

Bank Date	Description	Scribe	Amount
26/09/25	Balance B/F Account		£ 15,048.28
08/09/25	Interest		49.95
TOTAL			£ 15,098.23

COMMITTED EXPENDITURE FOR APPROVAL

Notified Date	Approval Sou	Invoiced Services	Amount
SUB TOTAL TO BE APPROVED			£ -
TOTAL Spend (Paid + Committed)			£ 3,957.46