



Parish Clerk – Sam Adeniji Email: chalvingtonwithripeclerk@gmail.com Phone: 07767 405562
Address – Meadow Cottage, Chalvington, Hailsham BN27 3TH

The 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 3rd February 2025 commencing 7 pm.

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

In attendance: Cllr Alison Wilson (WDC)

Members of the public: 1

- 221. Attendance and Apologies for Absence** - Cllr Nick Bennett (ESCC), and Sam Adeniji (Parish Clerk)
- 222. Declarations of Interest** – Cllr Harvey declared a pecuniary interest on agenda item WD/2024/2916/FR – Flock House, Church Lane, Ripe. The nature of the interest was as an owner of the property.
- 223. Approval of the Minutes of the Ordinary Meeting of the Parish Council held on 13th January 2025**
RESOLVED - that the Minutes of the Ordinary Meeting of the Parish Council held on the 13th January 2025 be approved and the Chair could sign them.
- 224. Public Session** – None
- 225. Report of the Member of Parliament** – None
- 226. Report of the County Councillor- None**
- 227. Report of the District Councillor**
Wealden District Council (WDC) Cllr Alison Wilson reported on the following matters:
- National Apprenticeship Week-This starts next week 10th to 16th February. On 11th February, there is an event at the Civic Centre, Uckfield to encourage employers to find out about apprenticeships. WDC are involved as an employer, they take on 6 apprentices each year. Recruitment by WDC for apprentices starts in late summer, there is an email address learninganddevelopment@wealden.gov.uk.
- Waste Collection Contract- the East Sussex Waste Collection Contract, which is a partnership between WDC, Hastings Borough Council, and Rother District Council has been extended with Biffa. The contract will now run to June 2033. The performance under the contract has improved, there are less missed bin collections, and recycling has gone up from 37% in 2019 to 46% in 2024.
- RESOLVED** - That the report of the District Councillor be noted.
- 228. Planning.**
a) Applications.

- **WD/2025/0001/F - Church Lane, Ripe BN8 6AU** - The Adaptation and Reuse Of A Redundant Barn, And The Formation Of Two New Dwellings, With Associated Parking And Landscaping Works.

Members discussed the matter noting-

- Aesthetically the design of the adaptation of the barn looks better than the previous application WD/2023/1535/F.
- There was not enough information on how the whole site was to be developed. The site is in a highly sensitive location of heritage in the village as well as being in the conservation area
- The traffic flow figures used seemed to be dated, as related to the period 2018 to 2022.
- Many of the objections to the previous application remain.
- Whilst the village has some amenities, any further occupiers would be reliant on the private car and it is our opinion that due to lack of alternatives to the private car and limited facilities, the area of is not considered sustainable for new residential development, which is a material consideration. Limited bus service in the village, 1 nursery school, but no other schools, limited employment opportunities and access to wider services.
- Has the applicant made every reasonable attempt to secure suitable business / farm / stables re use? Conversion of agricultural /rural buildings are such that the PC and Wealden will give priority to small scale commercial use over residential.
- The area noted for development appears to be part of a bigger complex, we see no other plans or master plan for the rest of the site. We understand that the whole site is up for sale. We need to see the development plan for the whole site and other buildings, as it stands it seems like an ill-conceived development accessed via an agricultural complex, which we cannot support.
- We would like to understand what is happening to the stables and will they continue or has the business now been closed? We note the stables were well used until recently.
- Alternatively a plan for local amenities could have been factored into the plans affording the community, for example, additional communal space
- It looks like access to the development is across a poorly finished track and wouldn't be fit for purpose Too little consideration has been given to sustainability and no alternative energy generation included nor ev charging in the 4 carpark spaces.
- Much emphasis has been put locally of infrastructure including but not limited to sewage. We would want to understand more about how this would be taken care of.

RESOLVED – To object to the planning application for the reasons highlighted above.

- **WD/2024/2938/F- 6 Carriage Mews, Church Lane, Ripe, BN8 6EX** - Dormer Window With Pair Of Opening In Doors And Iron Safety Balustrade

Members discussed the application, noting that the applicant has permission to instal a dormer window, and wishes now instead of installing a window to instal a pair of opening doors with a safety balcony. Members were supportive of this proposal, and noted that from the road the proposed change to the building could not be seen, and from the public footpath that runs along the side of the property in an adjoining field it would only be possible to see the dormer roof, and that you would not be able to see if a window or doors were installed due to the view of the house being obstructed by the field hedge. As such the proposal development would have little or no impact on the character of the area.

RESOLVED – To support the planning application for the reasons highlighted above.

- **WD/2024/2916/FR - Flock House, Church Lane, Ripe** - Retrospective Application To Retain 28mm In 4 New Windows And Retain Existing Door And Frame With Fanlight Above.

Discussion: (Cllr A Harvey, who declared a pecuniary interest, and addressed the

Council as an applicant from the floor, and then temporarily left the meeting).

The applicant addressed the meeting making the following points;

-28mm windows are more thermally efficient than 12/14mm double glazing. Very few companies now recommend windows of less than 28mm, because of higher efficiency and more likelihood of failure.

-The new windows are small in area. The windows on the south side are not visible from the public domain, whilst those on the north side are 32 m from the road. It is unlikely that light refraction would be an issue at this distance.

-The rear gable end was approved at 28mm (on the basis it was structural). This is by far the biggest expanse of glass in the extension and approved at 28mm.

-Aesthetically both externally and internally it makes sense to use the same company I think that tells a positive story, where you can delineate where the extensions are, rather than having a mismatch of different window designs.

-Powdered coated aluminium wasn't a material available in 1800's when Flock house was built therefore the historical element is already compromised.

-The most prominent windows on the building at the front on the street side are 28mm. The bedroom sash windows above have thinner double glazing, but we have had to put in secondary glazing, also one pane in a sash window has already failed.

The back door

-The canopy was approved, but we did not go with it

-The fanlight was included for light into the boot room. Only other light is by a small pane in the door.

-The fanlight does not extend any higher than the original window, which was replaced.

-It is not overlooked. Because it is a boot room it is not used at night, but day light aids standard jobs that you go into the boot room for. It also throws secondary light into the kitchen.

-The use of the fanlight avoided a mismatch of bricks. The approved extension bricks did not match the bricks on the northern side.

Members discussed the application, noting that

-the 28mm double glazed glass in the 4 new windows was more thermally efficient than 14 mm units and less likely to fail. The new windows are small in size, They are not visible from the south, and It would not be possible to see what type of glass was installed from the road, which was 32 metres away. Also, the principle of the installation of 28mm double glazed glass is established by its use in the large front ground floor window of the house, and in the gable end of the new extension.

-The door installed matches the old door which it replaced, It is not overlooked. The fan light installed above the new door does not make an opening higher than the previous window it replaced. The fan light also is the only means of natural light into the boot room behind, except for the small pane in the door.

RESOLVED – To support the planning application for the reasons highlighted above

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

• **NO OBJECTION** – WD/2024/2863/OH- Meadow View Farm, Poundfield Road, Chalvington BN27 3TH Replacement Of An Existing Pole Transformer. New Pole To Be Located Approximately 5m Away From The Existing.

RESOLVED - Noted

229. Other planning matters

None

230. Highways, Footpaths, and Rights of Way

Damaged Gate to Public Footpath-Members reported that the gate at the southern end of

the public footpath running south to north from Channers Lane, is in disrepair. Both the gate posts are broken having rotted at their bases. That part of the public footpath, and the gate is on land owned by Lady Conway
RESOLVED – that the clerk write to Lady Conway, the owner of the land, drawing her attention to the disrepair of the gate, and requesting that the gate is repaired..

Councillor Hallworth reported that there was an issue with the use of the public footpath close to Mount Pleasant Farm. An adjoining property owner’s dogs were making it difficult for use of the public footpath.
RESOLVED- Councillor Hallworth would ascertain more details so as to enable the clerk to be able to write to East Sussex County Council’s Right of Ways Team to inform them of the issue.

Pothole in Church Lane- Members reported that the a recently repaired pothole outside 1 Church Lane Cottage, is already deteriorating.
RESOLVED-to note

231. Update on The Community Field - none

232. VE Day 80- It was reported that good progress is being made agreeing the arrangements for the celebratory evening event in/outside Ripe Village Stores. Arrangements still are to be agreed for the ringing of the church bells.

233. Financial matters –

a. Bank reconciliation statement and Budget Monitoring Report for Month 10 - The Council took note of the Bank reconciliation statement and Budget Monitoring Report for Month 10 .

RESOLVED – To note and accept the Bank reconciliation statement and Budget Monitoring Report for Month 10.

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

234. Correspondence -
None

235. Urgent Items –

It was agreed to discuss the frequency of Council meetings at the next Council meeting.

236. Dates of next meeting - The next Ordinary Parish Meeting will be held on 3rd March 2025 commencing at 7 pm at the Hayton Baker Hall.

There being no further business, the meeting closed at 8 pm

Signed..... Chairman

Date.....

