



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

AGENDA Monday 6th October 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 6th October 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

September 2025

S Dubas

Clerk to the Council

65. Attendance and Apologies for Absence	Cllr Alison Wilson Wealden Council
66. 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
67. Approval of the Minutes	a) Ordinary Council Meeting 01/09/2025
68. Public Session	The Public may speak on any item on the agenda for up to 3 minutes at the Chair's discretion
69. Report of the Member of Parliament:	To resolve to note a report from the MP if submitted:
70. Report of the County Councillor -	To resolve to note a report from the ESCC Councillor if submitted
71. Report of the District Councillor	To resolve to note a report from the WDC Councillor if submitted
72. Planning Applications	a) 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). "The dwelling shall be occupied only by persons employed locally in agriculture or horticulture" This permission was granted on 15th December 1948. In this case, the condition attached to Council Ref: K/48/462 is not, precise or enforceable. This is because the term locally is not defined therefore neither a potential occupant nor the Council can properly understand whether the condition is complied with or otherwise. This lack of precision renders it impossible for the Council to identify when, or even if, it is expedient to take enforcement action. By 13/10/25 b) WD/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 (PERMISSION TO USE THE BARN AS AN ARCHAEOLOGY FIELD CENTRE). CONVERT THE BARN INTO A DWELLING HAS RECENTLY BEEN GRANTED ON 08/09/2025, WHICH RENDERS THE S52 AGREEMENT IRRELEVANT AND UNNECESSARY, INCLUDING THE RESTRICTION ON THE SEVERENCE OF THE LAND OWNERSHIP. By 10/10/25 c) WD/2025/0984/MAJ KITTYHAWK AERODROME, DARP LANE, RIPE, BN8 6BB PROPOSED INSTALLATION OF FUEL TANK. Further information has been received on the application, so we have taken the opportunity, given other technical consultees are being re-consulted to allow the Parish Council to comment on the following additional/amended information: • Servicing and Management Plan (transport) • Revised site plan & layout plan • Fuel Store and supply facility report • Updated flood risk assessment • Confirmation of Nature Space District Level Licence for Great Crested Newts This application is not seeking to amend the operating restrictions imposed on the existing site.
73. Planning Approvals	a) 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 BARN. LITTLE MEADOW STUD, CHURCH LANE, CHALVINGTON, BN27 3TE The Planning Inspector has decided to APPROVE the above application on 4 September 2025. b) 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	c) 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	To discuss or note any other planning matters 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 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
78. To discuss and agree policies and standards	a) Standing orders
79. 20 mph speed limit	a) To receive an update on the speed survey

80. Financial matters	a) To note the bank statements and reconciliation to 27/09/2025 b) To approve the payment schedule at Appendix A
81. Grants	c) 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
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. b) Resident b: concerns regarding culvert CHV/257 Cobbe Place Farm
83. Urgent Items	a)
84. Date of next meeting	The next Ordinary Parish Meeting will be held on 6th November 2025 commencing at 7pm at the Hayton Baker Hall.

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