

Chalvington with Ripe



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

The Minutes of the Ordinary Council Meeting Chalvington with Ripe Parish Council (CWRPC) at Hayton Baker Hall Minutes Monday 3rd November 2025

Present: Cllr S. Flint (Chair), Cllr J. Ruddock-West (Vice Chair), Cllr W. Farrer, Cllr C. Hallworth

In Attendance: Stephanie Dubas Parish Clerk, Cllr Alison Wilson

Public: 2 members

85. Attendance and Apologies for Absence	Cllr Lonsdale, Cllr Harvey, Cllr Hamblin, Cllr Bennett
86. To receive any declarations from Members concerning items on the agenda	No Declarations of Interest, Notification of Changes to Members' Interests and consider any requests for a dispensation were received.
87. Approval of the Minutes	a) It was resolved to approve the Ordinary Council Meeting minutes 06/10/2025
88. Public Session	The Public may speak on any item on the agenda for up to 3 minutes at the Chair's discretion: The Applicant for planning permission WD/2025/1565/FR addressed the Council on the application. He explained among other things that the shepherd's hut was used by family members, or for holidays for charity workers. The siting of the shepherd's hut was not obtrusive. He would though be prepared to paint the hut green, and to grow a small hedge in front of the caravan, so it was further hidden. He explained that Wealden District Council had indicated that they would be unwilling to extend the residential curtilage to his property, as it was already large, but were prepared to consider granting permission based on the hut's holiday use.
89. Report of the Member of Parliament:	No report received from the MP.
90. Report of the County Councillor -	No report received from the ESCC Councillor.
91. Report of the District Councillor	To resolve to note a report from the WDC Councillor. The Crowborough camp has been highlighted in the media recently. Wealden were advised it was a proposal and the Council want a stakeholder meeting to be held to take everyone's opinions to be involved and considered. Avian Flu outbreak is just outside our Parish, links to the advice are in the report and will be uploaded to the Parish website. CLIF fund launched and is on our website, separate to the Ward budget fund. Will take comments by Parish Council and residents on the Kittyhawk aerodrome back to Planning.
92. Planning Applications	It was resolved to support the retrospective application siting of the shepherds hut. WD/2025/1565/FR PART RETROSPECTIVE APPLICATION FOR SITING OF SHEPHERDS HUT FOR MIXED USE AS ANNEXE/HOLIDAY LET AND PROPOSED ERECTION OF DECKING

	TOGETHER WITH CHANGE OF USE OF LAND TO RESIDENTIAL. Planning application states: to change the use of 208 sq. metres of agricultural land to residential curtilage. The majority of this area is currently not useful for agricultural purposes, plan to use the curtilage extension for the purpose of siting a Shepherd's Hut (SH). Its use will be for ancillary residential occupation as an annexe of the main dwelling house, and for holiday let use. Parking accessed from the parking area within the current residential curtilage. The builder told us that it could be sited 'anywhere on our land'. Now advise it would only be feasible to keep the SH in this position if the designation of the land it is sited on is changed to residential. Enforcement note Oct 25. See application: Planning link. Link to Airbnb: Airbnb for commercial business holiday let. Any waste generated from the Shepherds Hut will be disposed of via the main house waste disposal bins. Would be willing to accept a condition / legal agreement to limit the use of our Shepherds Hut to use as an Annex / Holiday Let for family / tourism use. The Council discussed the matter, and decided to support the application, noting that the applicant's neighbours had written to Wealden Council to support the application, and that the shepherd hut's siting was unobtrusive from the road, particularly if the applicant paints the hut green, and plants a hedge in front of it.
93. Planning Approvals	a) WD/
94. Planning Refusals	a) WD/
95. Planning Withdrawn	a) WD/
96. Other planning matters	To discuss or note any other planning matters brought to the attention of the Parish Council.
97. Map Modification Order	It was resolved to support an application for a Definitive Map <u>M</u>odification Order for a claimed public right of way on foot linking public footpaths CHV/23/1 and CHV/22/1 on land formerly part of Church Farm to the north of Langtye Cottage shown for the purposes of identification coloured brown on the plan- By law, there is a presumed dedication of a public right of way if the public has used a path 'as of right' for a minimum of 20 years. They must do so without secrecy, without force, and without permission. In such circumstances an application can be made to East Sussex County Council for a definitive map modification order so that in future the public right of way which has arisen is shown on the definitive map. 2 public footpaths CHV/22/1 and CHV/23/1) run separately through the field to the south of the Church. These then continue to run through the next field, and garden formerly owned by the late Liz Drewitt and eventually meet at a point on Langtye Lane. For many years now, possibly at least 70 years, members of the public have taken a short cut, and walked between the 2 public footpaths along a path as indicated by a brown line on the plan. This has given rise to a presumed dedication of this path as a public right of way on foot. The field formerly owned by the late Jill Phillips has been sold to Mr Allan and Dorothy Martin. The new owners wish to make an allotment on the part of the field crossed by this path. The new owners wish for the public to cease to use this path, and instead follow the existing 

	public footpaths, or cut across the adjoining field. Alternatively, they would like the public to follow a different route over their land. It was agreed that the Parish Council would apply to East Sussex County Council for a definitive map modification order for the claimed public right of way. The Parish Clerk would notify the Rights Of Way Officer that this is the Council's intention and check there is no bar against the footpath modification order being applied for and any recommendations they would wish to make on the pathway, then gather the necessary evidence in support and to make the application.
98. 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 25th 2025 d) Hayton Baker Hall Trustees: Cllr Charlie Hallworth: Still looking for the AV system and furniture. e) Highways, footpaths and rights of way: Cllr Joe Ruddock-West
99. To discuss and agree policies and standards	a) None presented
100. Financial matters	To resolve to support the bank reconciliation and payment schedule a) To note the bank statements and reconciliation to 28/10/2025 b) To approve the payment schedule at Appendix A
101. Correspondence	No written correspondence received and to consider further action; however, no decisions can be made.
102. Urgent Items	To resolve to support finger post restoration a) Finger post outside the Village Store to be restored by a local joiner, and also treat with natural preservative, the cost to be for a max of £160. Consideration will be made for possible work to the pictorial sculpting at the base of the sign. To resolve to support meeting dates for 2026. b) To agree the dates of meetings for 2026 and load to website
103. Date of next meeting	The next Ordinary Parish Meeting will be held on 1 st December 2025 commencing at 7pm at the Hayton Baker Hall.

There being no further business, the meeting closed at 19:45 pm

Signed: Chair: Cllr S Flint	
Date:	01/12/25

APPENDIX A – Payments

FINANCE SUMMARY SHEET 25 (Approval Council Meeting 03/11/25)

BALANCE \$ ON ACCOUNT FROM BANK STATEMENTS		
Bank Date	Account Name	£
28/10/2025	Current Account (Community)	£ 11,527.49
28/10/2025	Deposit Account (Business Premium)	£ 15,098.23
TOTAL BALANCES		£ 26,625.72

COMMUNITY ACCOUNT INCOME FOR THE PERIOD		
Bank Date	Income since last meeting	Amount
25/10/25	Precept	£8,683.50
25/10/25	CIL	£602.90
Total		£9,286.40

COMMUNITY ACCOUNT EXPENDITURE FOR THE PERIOD						
Scribe Voucher	Scribe DATE	£	vat £	Amount £	Service	SUPPLIER
50	45957	£ 15.00	£ -	£ 15.00	Payroll costs	Chichester Payroll Services
49	45957	£ 60.00	£ -	£ 60.00	Grass cutting - parish land	Les Morley
48	45957	£ 167.16	£ -	£ 167.16	Tax & NI	HMRC
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				£ 781.47		

COMMUNITY BANK ACCOUNT BANK BALANCE		
	Balance b/f + Income	£ 12,308.96
	Less Paid Expenditure	£ 781.47
	Balance At Bank	£ 11,527.49

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)			£ 781.47