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**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 13<sup>th</sup> January 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 Nick Bennett (ESCC), Cllr Alison Wilson (WDC) and Sam Adeniji (Parish Clerk)

**Members of the public:** 17

**202. Attendance and Apologies for Absence - None**

**203. Declarations of Interest –** Cllr Harvey declared a personal and prejudicial interest on agenda item WD/2024/2870/F - Land Off Channers Lane, Ripe. The nature of the interest was clarified as being a neighbour to the property in question.

**204. Approval of the Minutes of the Ordinary Meeting of the Parish Council held on 2<sup>nd</sup> December 2024**

The minutes from the Ordinary Meeting of the Parish Council held on 4<sup>th</sup> December 2024 were approved.

**RESOLVED** - that the Minutes of the Ordinary Meeting of the Parish Council held on the 2<sup>nd</sup> December be approved and the Chair could sign them.

**205. Public Session – None**

**206. Report of the Member of Parliament – None**

***The Chairman moved that Agenda Item 212 on English Devolution be discussed as part of the Report of the County Councillor***

**207. Report of the County Councillor**

East Sussex County Council (ESCC) Cllr Nick Bennett reported on the following matters:

Budget Challenges:

- Rising costs in adult social care and children's services have doubled over the past three years.
- The current financial year saw an additional £12m allocated from reserves to meet operational costs.
- For the upcoming year, a £50m deficit is projected, with an anticipated balanced budget achieved through reserves.

Devolution Plans:

- In response to the Government's White Paper on English Devolution, East Sussex County Council has submitted proposals to transition to a unitary authority model under a mayoral structure.
- Key points of the devolution include:

- Impact on Parish Councils: Likely to receive increased responsibilities, particularly in planning decisions.
- Potential Service Delegation: Borough and district services (e.g., green space and community space management) may be transferred to parish councils.
- Financial Impact: Discussions are ongoing regarding funding for additional responsibilities.

**RESOLVED** - That the report of the District Councillor be noted.

## 208. Report of the District Councillor

Wealden District Council (WDC) Cllr Alison Wilson reported on the following matters:

Impact of Devolution:

- Structural changes have created uncertainty among district council staff, impacting morale.
- Local plans will continue as scheduled but may later merge into a single county-wide plan.

Operational Issues:

- Council Tax Error: Direct debit payments were incorrectly collected in December instead of January due to human error. Residents affected have been offered compensation.
- Bin Collection Errors: The Wealden Weekly newsletter contained incorrect information regarding collection schedules. Residents were advised to rely on the council website for accurate updates.

**RESOLVED** - That the report of the District Councillor be noted.

## 209. Planning.

### a) Applications.

- **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.

It was noted that this planning application is part of a wider programme to modernise power infrastructure, improving accessibility for repairs. No objections were raised by the landowners. Members decided to unanimously support the planning application.

**RESOLVED** – To support the application.

- **WD/2024/2392/MEA - Land At Colbrans Farm Estate, Laughton, BN8 6AJ** - Installation Of Proposed Solar Farm, Energy Storage Facility And Associated Infrastructure.

Two representatives from Innova, the developers, were present to provide information and respond to concerns. They explained that The proposed solar farm will span a large area at Colbrans Farm, incorporating photovoltaic solar panels and an energy storage facility to maximise renewable energy generation. Panels will be arranged to optimise sunlight capture, while maintaining open spaces for biodiversity. Grazing land for sheep beneath the panels is part of the plan, ensuring continued agricultural use. An energy storage facility will allow surplus electricity to be stored and dispatched when demand is high.

All construction traffic is proposed to use Cow Lane, entering from the northern boundary of the site. Passing places along Cow Lane will be added to facilitate the movement of large vehicles. A pre- and post-construction road condition survey will be conducted to ensure any damage is repaired by the developers. Once operational, the site will require minimal maintenance, with approximately one or two light vehicles accessing the site per month via Mill /Darp Lane.

Members noted that while the site primarily falls within Laughton Parish, Chalvington with Ripe Parish Council's main interest lies in ensuring that construction traffic adheres to the approved

route and minimises disruption to local residents. Members agreed not to comment on the planning application save with regard to the access arrangements,

Members supported the proposed access arrangements for the solar farm, subject to strict adherence to the conditions outlined in the planning application.

**RESOLVED** – Not to comment on the Planning Application save with regard to support the proposed access arrangements for the solar farm, subject to strict adherence to the conditions outlined in the planning application.

- **WD/2024/2870/F - Land Off Channers Lane, Ripe, BN8 6AS Description:** Erection Of A Detached Dwelling With Off Road Parking.

**Public Objections:**

- Two members of the public raised objections during the meeting.
- A resident of a neighbouring property highlighted how the new build would overshadow their home and disrupt their enjoyment of their property and garden.
- Another resident expressed concerns about the future potential for further extensions to the property, should the current application be approved, exacerbating the bulk and visual intrusion.

**Discussion:** (*Cllr Alistair, who declared a personal and prejudicial interest after making representations temporarily left the meeting*).

Members discussed the application, noting that the:

- **Conservation Area Impact:** The site is located in the heart of Ripe Conservation Area
- **Design and Scale:** Concerns were raised regarding the two-storey height of the proposed building. The applicant was previously advised by the Planning Officer to submit plans for a 1.5-storey building, but this recommendation was ignored.

The proposed design draws on neoclassical architectural elements that were deemed inappropriate in the context of surrounding modest and vernacular properties, such as Brambles and Weavers. These existing nearby houses represent more fitting examples of new builds in the conservation area.

- **Overlooking and Privacy:** Members expressed concerns that the proposed development would overlook neighbouring residents, including the direct overlooking of gardens and ground-floor windows from the proposed upper floors.
- **Parking and Access:** The proposed tandem parking arrangement was criticised for being impractical and likely to result in on-street parking, further congesting the already narrow Channers Lane.
- **Sustainability Issues:** The site was deemed unsustainable under national and local planning frameworks, including paragraph 11(d) of the National Planning Policy Framework (NPPF). The village of Ripe lacks basic infrastructure such as shops, schools, and frequent public transport links, requiring heavy reliance on private vehicles.
- **Planning History:** This was the ninth application for development on this site, with all previous applications either refused or withdrawn. Councillors expressed concern that the persistent proposals failed to address the fundamental planning issues.

Members agreed that the proposal contravenes multiple planning policies, impacts the conservation area, and raises significant concerns about design, sustainability, and the practicality of the development. It was unanimously agreed to object to this planning application.

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

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

- **APPROVED** - WD/2024/0936/F - Westlyn, Poundfield Road, Chalvington, BN27 3TQ - Subdivision And Extension Of An Existing Dwelling To Form A Pair Of Semi-Detached Dwellings, With Associated Landscaping.
- **APPROVED** - Application No. WD/2024/2356/FA - Olive Tree House, Ripe Lane, Ripe, BN8 6AR - Removal Of Condition 4 Of WD/2018/2219/F (One New Guest Accommodation Tree House). Olive Tree House, Ripe Lane, Ripe, BN8 6AR
- **APPEALED** - WD/2024/0024/F - Land At Manor Park, Mark Cross Lane, Ripe, BN8 6AW - Demolition Of A Storage Building, Garage And All Weather Tennis Court, And The Erection Of 4 No. Dwellings On Previously Developed Land. Planning Inspectorate Ref: App/C1435/W/24/3355171

**RESOLVED** - Noted

**210. Other planning matters**

None

**211. Highways, Footpaths, and Rights of Way – none**

**212. English Devolution White paper:**

**RESOLVED:** Noted

**213. Update on The Community Field –**

An update on the Community Field project was provided as follows:

- Foundations for the shelter are complete, with the frame expected to be constructed by March 2025.
- Remaining funding for roofing is secured, and completion is anticipated by the end of March.

**RESOLVED** - Noted

**214. VE Day 80**

Members discussed arrangements for the 80<sup>th</sup> anniversary of V.E. day which will be celebrated on for Planned Events. Planned activities include Flag-raising ceremony at 9:00 AM. Bell ringing and lantern lighting in the evening. Unlike previous celebrations held on the community field, this event will be centred around the village shop, which serves as a hub for the community. The Council approved the expenditure for the VE Day flag.

**RESOLVED – That the plans for VE Day 80 be noted and an amount not exceeding £40 be spent on a flag for the event.**

**215. Parish Council Field Fencing**

The fencing surrounding two-sides of the field has significantly deteriorated over the past few years. Sections of the fence are damaged, with broken posts and rails, rendering it inadequate for securing the field and maintaining its aesthetic appeal. The damaged fencing could pose safety risks for visitors and users of the field, particularly children. As the field is a shared resource for the parish, councillors highlighted the need to ensure it remains accessible and safe for all. It was proposed to renew the eastern fence with stock fencing and repair the northern fence.

Ripe Nursery, which uses the field during term time under an informal licence for educational and recreational activities, has agreed to contribute 50% of the total cost for the renewal and repair of the fencing.

There is some funding in the current budget for the proposed works, to the extent that this is not sufficient the Council would use its general reserves.

**RESOLVED – to approve the renewal and repair of the fencing to the Parish Council field.**

**216. Village Hall Appointing Rights**

The unincorporated charitable trust, Ripe and Chalvington Village Hall is the current beneficial owner, and manages the village hall. It is proposed that the Ripe and Chalvington Village Hall charitable trust will merge with the recently set up charitable incorporated organisation, Ripe and Chalvington Village Hall Committee, with the village hall vesting in the CIO. The Parish Council has a right to appoint a trustee to the unincorporated charitable trust, Ripe and Chalvington Village Hall, but has no such right of appointment with the CIO. The Charity Commission has advised that consent to this change in appointing rights should be sought.

**RESOLVED** – That upon the merger of the unincorporated charitable trust Ripe and Chalvington Village Hall (Charity Number 305296) with the charitable incorporated organisation, Chalvington Village Hall Committee (Charity number 1202273), the Parish Council consents to the change to its appointing rights.ite and available to be downloaded.

**217. Financial matters –**

- a. Bank reconciliation statement and Budget Monitoring Report for Month 9 - The Council took note of the Bank reconciliation statement and Budget Monitoring Report for Month 9.

**RESOLVED** – To note and accept the Bank reconciliation statement and Budget Monitoring Report for Month 9.

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

- c. **Interim Internal Audit 2024/25**

The Council took note of the interim internal audit report for 2024/25 and the recommendations of the Internal Auditor (Mulberry & Co).

**RESOLVED** – To note and accept the recommendations from the interim internal audit report for 2024/25.

- d. **Precept Form for 2024/25**

The Council took note of the interim internal audit report for 2024/25 and the recommendations of the Internal Auditor (Mulberry & Co).

**RESOLVED** – That the precept form for 2025/26 be approved for signature by the Chair and Clerk.

**218. Correspondence -**

The Chair read out the correspondence received Issues raised by residents regarding local services were noted and will be addressed where necessary

**RESOLVED:** - Noted

**219. Urgent Items –**

none.

**220. Dates of next meeting -** The next Ordinary Parish Meeting will be held on 3<sup>rd</sup> February 2025 commencing at 7 pm at the Hayton Baker Hall.

***There being no further business, the meeting closed at 7.40 pm***

Signed..... Chairman

Date.....

## APPENDIX A – Payments

### Payments December 2024

Income since last meeting	Amount
Bank Interest	£ 50.24
Prehalf (Half)	£ -
<b>TOTAL INCOME</b>	<b>£ 50.24</b>

BALANCES ON ACCOUNT		
Current Account (Community)	£ 6,104.70	31/12/2024
Deposit Account (Business Premium)	£ 15,109.77	31/12/2024
<b>TOTAL BALANCES</b>	<b>£ 21,214.47</b>	

PAID SINCE LAST MEETING TO BE APPROVED	Invoiced Services	Folio number	Chq Nos	Amount
Hugo Fox	Web Host Hugo Fox December (DD)	61		£ 11.99
Joe Ruddock-West	Heavy Duty Outdoor Lock	62		£ 20.99
				<b>£ 32.98</b>

To Pay after this Meeting	Invoiced Services		Chq Nos	Amount
Mulberry Local Authority Services Limited	Interim Internal Audit	63		£ 168.00
ESALC	Councillor Training	64		£ 48.00
IONOS	Web Domain for January (DD)	65		£ 1.80
Chichester Payroll Services	Payroll Company working out Clerk's Nov salary	66		£ 15.00
Sam Adeniji	Parish Clerk Net Pay For Nov	67		£ 507.17
HMRC	Tax & NIC On Parish Clerk Salary Nov	68		£ 126.80
Les Morley	Grass Cutting	69		£ 40.00
Sam Adeniji - Parish Clerk HP Printing Cost	HP Instant Ink	70		£ 5.49
	Web Host Hugo Fox January (DD)	71		£ 15.00
				<b>£ 927.26</b>

CIL FUNDS		CIL FUNDS	
RECEIPTS	VALUE		
Opening Balance	£ 26,346.19		
WDC - CIL Oct 2020 to March 2021	£ 6,790.11		
WDC - CIL Oct 2021 to March 2022	£ 1,966.67		
<b>TOTAL RECEIPTS</b>	<b>£ 35,102.97</b>		
EXPENDITURE (net - before VAT)	VALUE		
ESCC - Licences - posts	£ 445.50	Bike	
Costain - Install bike posts	£ 1,013.00	Bike	
Zara - Island designs	£ 795.00	Island	
SH Solicitors - CIL advice July	£ 75.00	Island	
SH Solicitors - advice	£ 1,350.00	Island	
Costain - abortive visit	£ 294.11	Bike	
Architect fees - design and tender process	£ 1,744.63	Island	
ESCC - \$171 fees	£ 295.00	Island	
Island 1 refurbishment	£ 14,060.00	Island	
Legal advice - CIL (August 2020)	£ 125.00	Island	
CIL island cleats (Christmas tree)	£ 327.92	Island	
Electical connection	£ 600.00	Island	
Extension lead (Christmas tree)	£ 21.45	Island	
Abortive community space costs	£ 1,344.00	Community space	
50% payment for bench	£ 4,445.00	Bench	
RISE JOINERY LTD second payment	£ 3,111.50	Bench	
RISE JOINERY LTD final payment	£ 1,333.50	Bench	
RACCA	£ -		
RACCA (2024)	£ 954.00		
RACCA (2024)	£ 293.00		
RACCA (2024)	£ 420.00		
RACCA (2024)	£ 363.00		
<b>TOTAL EXPENDITURE as at 01/07/2024</b>	<b>£ 33,410.61</b>		
COMMITMENTS (net - before VAT)	VALUE		
Community space commitment (approved)	£ 376.00		
<b>TOTAL COMMITMENTS</b>	<b>£ 376.00</b>		
<b>TOTAL RECEIPTS</b>	<b>£ 35,102.97</b>		
<b>TOTAL EXPENDITURE</b>	<b>£ 33,410.61</b>		
<b>TOTAL COMMITMENTS</b>	<b>£ 376.00</b>		
<b>BALANCE</b>	<b>£ 1,316.36</b>		

Balance excluding commitments £ 1,692.36

RACCA  
 Ecological Appraisal for Community Space £954.00  
 Planning Submission Fee Community Space £293.00  
 Chris Butler Archaeological Services Ltd £420.00  
 Gil Turner Tucker (RACCA) £363.90

2406 £2,030.90 £375.10