

Chalvington with Ripe



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

OCM MINUTES 29/06/2026

Present: Cllr S Flint (Chair), Cllr N Hamblin, Cllr C Hallworth, Cllr M Lonsdale-Cleeve

In attendance: Stephanie Dubas (Parish Clerk)

Members of the public: 3

ORDINARY COUNCIL MEETING

52. Attendance & Apologies for Absence	To resolve to note apologies from Cllr A. Harvey due to work commitments. Cllr J Ruddock-West (Vice Chair) due to personal commitments. Cllr W Farrer due to personal commitments.
53. To receive any declarations from Members concerning items on the agenda	Resolution: To note that no declarations were received
54. Approval of the OCM Minutes	Resolution: Approved Ordinary Council Meeting 01/06/2026
55. Public Session	The Public spoke as follows: Public spoke about: a. Field named Church Stud farm field with CWR 8 footpath. Stile to be repaired. Would create mowed path. Creation order to be drafted with Parish Clerk to forward to ESCC ROW Officer. b. Build a fence around stables and barn to secure horses in yard at Church Farm.
56. Report of the Member of Parliament:	Resolution: to note a report from the MP for June 2026 uploaded on the website
57. Report of the County Councillor:	Resolution: to note a report from the ESCC Councillor uploaded on the website
58. Report of the District Councillor:	Resolution: to note apologies from the WDC Councillor
59. Planning Applications	Resolution: to refuse the application. WD/2026/0758/FR TRACK TO PITTSFIELD BETWEEN RIPE OLD RECTORY AND CHURCH LANE HOUSE, CHURCH LANE, RIPE PART RETROSPECTIVE CONSTRUCTION OF ALL WEATHER TRACK TO FIELD https://planning.wealden.gov.uk/Planning/Display/WD/2026/0758/FR Point 1: Inadequate Heritage Assessment The Parish Council is concerned that the Heritage Statement submitted in support of application WD/2026/0758/FR fails to properly identify or assess the designated heritage assets affected by the proposal. The application site lies within the Ripe Conservation Area. However, the Heritage Statement does not identify the Conservation Area as a heritage asset affected by the proposal. Instead, it considers only the proximity of nearby listed buildings and omits any assessment of the significance of the Conservation Area itself or the contribution made by this historic Public Right of Way to its character and appearance.

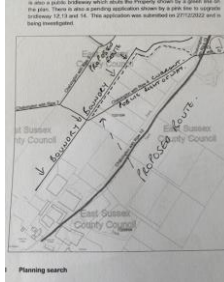
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	The Heritage Statement contains no assessment of the impact of the proposed works on the historic lane, the surrounding rural landscape, important views, mature hedgerows or the wider setting of the Conservation Area, all of which are recognised within the adopted Ripe Conservation Area Appraisal and Management Plan as making a significant contribution to its special interest. The Parish Council therefore considers that the Heritage Statement is inadequate to enable a proper assessment of the proposal's heritage impacts. It fails to provide sufficient information for the Local Planning Authority to fully discharge its statutory duty under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area. In the absence of a robust assessment of the proposal's impact on the Conservation Area, the Parish Council respectfully requests that the Local Planning Authority either requires the submission of a revised Heritage Statement addressing these matters before determining the application or refuses the application on the grounds that insufficient information has been provided to demonstrate that the proposal would preserve or enhance the character and appearance of the Ripe Conservation Area. Point 2: Public Right of Way using Hydraulically Bound Material (HBM) over a geotextile The proposed construction of the Public Right of Way using Hydraulically Bound Material (HBM) over a geotextile membrane represents a modern engineered highway specification rather than a traditional rural path construction. Whilst such materials may be appropriate for roads and modern infrastructure, they are not sympathetic to the historic character of this Public Right of Way within the Ripe Conservation Area.
60. Planning Approvals	Resolution: To note the approval: WD/2025/2802/FR RETROSPECTIVE APPLICATION FOR RELOCATION OF SEWAGE TREATMENT PLANT. FARMHOUSE, SHEEPCOTE LANE, CHALVINGTON, BN27 3SY
61. Planning Refusals	None
62. Planning Withdrawn	None
63. Other planning matters	None
64. To receive outside body reports	a) Wealden District Association of Local Councils: Vacant b) Tree Warden: Cllr N Hamblin: Nothing to report c) ESALC AGM: Cllr Simon Flint: Nothing to report d) Hayton Baker Hall Trustees: Cllr Charlie Hallworth: Nothing to report e) Highways, footpaths and rights of way: Cllr Joe Ruddock-West: Nothing to report
65. To discuss and agree policies and standards	Resolution: to approve the following policies: a) New IT Policy b) Financial Regulations no change c) Standing Orders no change
66. Financial matters	Resolution: to approve the following : a) Appendix A To approve the AGAR 2025/26 (Auditor signed copy to be uploaded after this approved and signed) i) Approved Form 2 Exemption with Internal Audit action ii) Section 1 iii) Section 2

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	b) Appendix B To approve the payment schedule c) Appendix C To approve the Bank Reconciliation d) Appendix D To approve the dates on the NOTICE OF PUBLIC RIGHTS AND PUBLICATION 01/07/26-11/08/26 d) Appendix E To accept the audit report and this summary (Auditor issued PDF to be uploaded after this approved)
67. Grants	Resolution: to approve the payment to RACCA Resolution to pay the outstanding RACCA Payment from 25/26 then defer the grant considerations for 26/27 to September 2026.
68. Footpaths	Resolution: to note the updates from the Parish Clerk: a. CHV/22/1 and CHV/23/1 & ROW336: A request has been submitted for a creation agreement to reroute the public footpath. The landowners wish to agree only to locals using a changed footpath so we are unable to progress this presently. The Parish Clerk will continue to have dialog with the Landowners to try and reach an agreement.  Resolution: to note Councillors had no objection to seeking advise from ESCC: b. Consideration was requested to alter the footpath to the edge of the field at Church Farm CHV/8/1 from the diagonal current route. Councillors had no objections to the land owners plan. The Parish has since consulted with the ESCC ROW team to establish a diversion application is possible by the Landowner at a cost of £3-4k to ESCC.
69. Speed Application	Resolution: to note that Residents can buy Please Slow Down signs via Cllr Hamblin £8-£10 by email the Parish Clerk. Resolution: not to pay ESCC the total estimated fee for the design and pre-construction work of £5,855.95 which includes professional time, a standard risk allowance, and minimal expenses. CWR PC has questioned this and ESCC are insistent that this must be paid. Resolution: to contact the County Cllr: Councillors would like to challenge this payment via the ESCC Councillor.
70. Litter Update:	Resolution: to note one sign from Street Scene is approved although it is facing the wrong way. The litter group will suggest other sites to be identified on the route and the direction of siting.
71. Correspondence	Resolution: to note the discussion of written correspondence as a courtesy consideration of the erection of fencing and gate to the private land owned entrance of Church Farm Bungalow and stables. It is proposed that traditional post and rail fencing that exists all around the farm be used and the gate will open inwards. Landowner to seek advice from Planning.
72. Urgent Items	None received
73. Date of next meeting	The Ordinary Council Meeting will be held on 7 th September 2026 commencing at 7pm at the Hayton Baker Hall.

The meeting concluded at: 19:38

All documents can be found on the website, on the agenda and in any links proved. Alternatively, you may request any information directly from the Parish Clerk: chalvingtonwithripeclerk@gmail.com

Signed: Chair: Cllr S Flint	
Date:	29/06/26