

Chalvington with Ripe

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The Minutes of the Ordinary Council Meeting

Chalvington with Ripe Parish Council (CWRPC) at Hayton Baker Hall

Minutes Monday 5th January 2026 19:30

Present: Cllr S. Flint (Chair), Cllr J. Ruddock-West (Vice Chair), Cllr C. Hallworth, Cllr M. Lonsdale, Cllr A. Harvey, Cllr N. Hamblin

In Attendance: Stephanie Dubas Parish Clerk, Cllr Alison Wilson, Cllr Nick Bennett

Public: 12 members

122. Attendance and Apologies for Absence	No apologies received.
123. To receive any declarations from Members concerning items on the agenda	To receive Declarations of Interest from Cllr S. Flint (Chair) and Cllr A Harvey on item 129 WD/2025/2601/F No notification of changes to Members' Interests received No requests for any dispensations received
124. Approval of the Minutes	It was resolved to approve the Ordinary Council Meeting minutes of 01/12/2025
125. Public Session	20 Mph limit is restricted to the area noted in the report, can it be extended to cover roads outside the village centre? To be discussed in item 137.
126. Report of the Member of Parliament:	It was resolved to note a report from the MP now on the website: Dec 25
127. Report of the County Councillor	No report submitted but a verbal report was issued: Work ongoing with Brighton & Hove in getting people into work.
128. Report of the District Councillor	No report submitted but a verbal report was issued: Wealden issuing a revised draft local plan shortly. This is going to Wealden's Cabinet on 14 th January for approval, and then to the full Council meeting. It will then be going out for a short public consultation, but no details are known as yet. The Parish Clerk will post this as news on the website and await an update at the next meeting.
129. Planning Applications	Cllr S. Flint (Chair) left the meeting and the Vice Chair led this item. a) It was resolved to OBJECT to the application WD/2025/2601/F Location: LAND OFF CHANNERS LANE, RIPE, BN8 6AS Description: ERECTION OF A SINGLE STOREY BUILDING FOR USE AS TOURIST ACCOMMODATION. Up to 2 members of the public were invited to speak in favour of, and up to 2 against the application. 1st Public resident: This is the 10th application for this site. The key issue is that the conservation officer has stated that the application must show how the dwelling will enhance and preserve the conservation area. together with the listed buildings. I do not believe it does. If you look at the 2024 draft Conservation appraisal it states something along the lines the application site is highly visible both from Church Lane, and from the public footpath along Channers Lane, the loss of the openness of the site will result in substantial harm to the setting of

	<p>the listed building and the conservation area. The open space is vital to the village. At the moment there are views from the site to the back lands of the listed buildings on the Street, if this dwelling was built there would not be.</p> <p>It will negatively affect quite a number, but the key issue with regard to overlooking is that the land is 2m higher than Chips Cottage, and Pelham Cottage. The sight lines from the ground floor of the proposed dwelling will be directly into my bedroom. and bathroom of Chips Cottage, so my privacy will be compromised.</p> <p>Finally, I would question whether we need any more tourist lets. I know that there are at least 6 within a 2 mile radius, but my other neighbour has discovered that there are considerably more than that.</p> <p>2nd Public resident: The waste water and surface water treatment plant in the village is allowed to put waste into the river as it is too small to cope and will cost over £1million to upgrade. Nothing can be done to stop this dumping of raw sewage as it has a licence to do so. There should be no further development until such time as this is addressed. Raw sewage data was quoted; e.g. 30hrs of raw sewage in the first 2 weeks of December, and 818 hours in 2024. The river is in the top 5 most polluted rivers in the England.</p> <p>Cllr discussions: Councillors agreed with the public comments. This is not sustainable. We have too many tourist lets of which some have become party lets. Access and parking are still an issue for this development. Occupants would not care where they parked, or about noise. Holiday lets do not give anything to the village, a bit of money might be spent in the shop but they are not members of the community due to their transient nature. The character of the village would be spoiled by any structure on that plot. The conservation area would be compromised and the infrastructure does not support additional buildings. 9 objections have been registered to date with planning.</p> <p>Councillors voted to object against the application for the reasons given by the two members of the public, and based on their discussions.</p> <p>Cllr S. Flint (Chair) returned to chair the meeting after the vote concluded.</p>
130. Planning Approvals	a) None received
131. Planning Refusals	a) None received
132. Planning Withdrawn	a) None received
133. Other planning matters	<p>It was resolved to note: A reply from planning was requested on a matter raised by a resident regarding the conditions attached to Lovers Farmhouse annex. Planning confirmed the owners have not been given consent to let the annex out on the open market as rental accommodation rather than the 28 day limit for which they applied, planning enforcement have been notified to investigate.</p>
134. To receive outside body reports	a) Wealden District Association of Local Councils: Vacant b) Tree Warden: Cllr N Hamblin: The dangerous tree has been removed together with the overhanging one on the road. c) ESALC AGM: Cllr Simon Flint: Nothing to report. d) Hayton Baker Hall Trustees: Cllr Charlie Hallworth: New AV system is up and running and an invoice will be issued for the grant payment. e) Highways, footpaths and rights of way: Cllr Joe Ruddock-West: The application for modification of the Definitive Public Footpath Map is progressing with ESCC ROW, A plan of the claimed route has been agreed. The next stage will involve gathering proof of use of the route by the public for over the 20 over the field at the back of the rectory, sometimes called 'Clay Pits'.
135. To discuss and agree policies and standards	None Submitted
136. Financial matters	<p>It was resolved to approve the following:</p> a) Appendix A Precept Calculation & Budget Spend

	<p>b) Appendix B Budget</p> <p>c) Appendix C To note the bank statements and reconciliation to 28/12/2025</p> <p>d) Appendix D To approve the payment schedule</p>
137. Speed Report	<p>It was resolved to note the speed Report and cost estimates issued by ESCC, and await the outcome of the proposed meeting with East Sussex County Council's safety officer to discuss what measures may be achievable</p> <p>The Appraisal Application Review concluded that a 20mph speed limit was not possible for the whole village, although it may be possible to introduce a 20 mph limit for only the Street, and Church Lane or speed reduction measures at the gateways to the village. The Parish Council would challenge the conclusion that a 20mph limit could not be introduced for the whole village. In particular for Mill Lane, as the average speeds were so narrowly less than the 25mph average speed required ((24mph northbound, and 25mph southbound). The Parish Council was open to the introduction of speed restriction measures at the gateways to the village, but did not want to reinforce that drivers could go at 30mph, as they thought this was too fast. In principle the Council would wish to proceed with a 20mph speed limit for the Street, and Church Lane, or speed restriction measures at the gateways to the village. There was though an affordability issue with the costs included in the Review, which could be towards the upper end of the maximum budget for matched funding of £120k, with the Parish Council meeting half of this amount.</p> <p>Cllr Bennett at the invitation of the Chair explained; that similar issues had arisen in Arlington. What are you trying to achieve. Drivers will drive at the speed they feel comfortable with, without enforcement it normally does not make very much difference putting signs up. He offered to work with the Parish Council. He had not yet seen the Review report, and would go through this. We can then talk about some of the options available to slow traffic down particularly as it comes into the centre of the village. It is trying to come up with case for interventions that may or may not include a 20mph limit He said he would work with the Parish Council and arrange a meeting with the Highway Safety officer and councillors. We would walk the course to go through possible interventions.</p> <p>The parish clerk noted that the report noted; "Alternative scheme options to reduce speeds are available but there would need to be additional consideration to the likely cost and impact of any proposals" and will ask the Contract Manager to explain what this means and query why this was not an option in the report.</p>
138. Correspondence	It was resolved to note correspondence received from three residents regarding the planning application at 129 above and another regarding the permission for full time rent not 28 days for an earlier planning approval for Lovers Farmhouse at 133 above.
139. Urgent Items	None received
140. Date of next meeting	The next Ordinary Parish Meeting will be held 2nd February 2026 commencing at 7pm at the Hayton Baker Hall.

There being no further business, the meeting closed at 20:12.

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:	05/01/26