

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 2nd February 2026 19:00

Present: 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: 5 members

141. Attendance and Apologies for Absence	Cllr S. Flint (Chair) apologies due to work commitments.
142. To receive any declarations from Members concerning items on the agenda	No Declarations of Interest, Notification of Changes to Members' Interests or consideration of any requests for a dispensation were received.
143. Approval of the Minutes	a) Ordinary Council Meeting 02/01/2025
144. Public Session	<p>Public 1: Issues about the state of the road edges where a resident lacerated two tyres on the verge. The high rainfall has resulted in potholes being obscured together with the ruts in the verges. Chair responded that residents can report potholes to ESCC, and ESCC will repair potholes in the made up surface of the road. With regard to the ruts, ESCC will not normally fill these, unless sometimes as part of a repair to side of the made up surface. The Parish Council do have powers to maintain verges with the consent ESCC. He did not know if ESCC would allow the Parish Council to fill some of the dangerous ruts. Cllr Bennett will contact highways to investigate and advise if the Parish Council would be permitted to fill some of the ruts to maintain the verges.</p> <p>Public 2: Increases in litter resulting from an increase in traffic is evident from the volumes of litter collected by the volunteers.</p>
145. Report of the Member of Parliament:	It was resolved to note a report from the MP:
146. Report of the County Councillor -	It was resolved to note the verbal report from the ESCC Councillor. Received a ministerial decision to defer elections to May 2027. Planning for unitary authorities and mayor elections are proceeding at speed. If arrangements approved financial support equates to approximately £38 million over 30 years. Exceptional funding arrangements will be discussed on 10/2/26 and if no decision is received the budget will be deferred as there will be a deficit and if reserves were used there will still be a deficit. A 5% increase in Council Tax for next year is predicted. Adult social care and SEN provision demand is increasing and becoming more expensive annually. ESCC costs are up by 18 million. The £18m comprises equally increase in living wage, increase in employers' NI contributions and Districts and Boroughs excusing households from paying council tax either in part or not at all. All moneys will be accounted for and reports can be requested. Cllr Bennet asked the public to follow the link in Cllr Wilsons

	report and in her verbal update below and make their views known so Cllrs can represent their views on the Draft Local Plan consultation.
147. Report of the District Councillor	<p>It Was Resolved To Note The Verbal And Written Report From The WDC Councillor. The Local Plan Was Consulted Upon and there is now A Second Reg 18 Consultation. Wealden DC need to look positively at sites put forward. There Are Some Significant Potential Changes On Options. One of them is a large site to the west of the Boship Roundabout (Grosvenor Site). Critical everyone has a look and voices their views. A second site which is partially in the Arlington ward, is the proposed site at Halland with 4000 houses. Part of that is now an option. There is not enough information yet. It has huge implications for the A22 and surrounding villages as a “rat run”. Residents are requested to input their views onto the portal, a link to the consultation portal</p> <p>This is the link to the draft local plan: Draft Local Plan</p>
148. Planning Applications	<p>It was resolved to approve the new proposal subject to the concrete roof tiles being replaced with natural slates, with Velux heritage windows and conservation materials throughout with the solar panels flush to the roof.</p> <p>WD/2026/0055/F CART LODGE, CHURCH FARM, CHURCH LANE, RIPE, BN8 6AU CONVERSION OF REDUNDANT CARTSHED TO RESIDENTIAL</p> <p>https://planning.wealden.gov.uk/Planning/Display/WD/2026/0055/F</p> <p>History: Conditional approval in 2021, again in 2024, application refused to remove condition 3&4 Oct 2025.withdrawn in Nov 2025. Refusal that conditions were not satisfied are: A detailed Schedule of Works including all tasks required to complete the conversion project and the associated timeline should be provided. The Council would expect to see a comprehensive list of actual materials to be used for all stages of the conversion as set out in the Methodology and Schedule of Works from Condition 3.</p>
149. Planning Approvals	<p>It was resolved to note the approval of 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). LANGTYE COTTAGE, LANGTYE LANE, RIPE, BN8 6BA. REVOCATE THE SECTION 106 OBLIGATION the above application on 26 January 2026 hereby PERMITS THE MODIFICATION OF THE SECTION 52 AGREEMENT dated 9 August 1990</p>
150. Planning Refusals	<p>It was resolved to note the refusal of WD/2025/23/27F Church Farm 2 new houses</p>
151. Planning Withdrawn	<p>It was resolved to note the withdrawal of WD/2025/26/01F Channers Lane</p>
152. Other planning matters	<p>To discuss or note any other planning matters brought to the attention of the Parish Council.</p>
153. To receive outside body reports	<p>It was resolved to note there were no updates.</p> <p>a) Wealden District Association of Local Councils: Vacant</p> <p>b) Tree Warden: Cllr N Hamblin</p> <p>c) ESALC AGM: Cllr Simon Flint:</p> <p>d) Hayton Baker Hall Trustees: Cllr Charlie Hallworth</p> <p>e) Highways, footpaths and rights of way: Cllr Joe Ruddock-West:</p>
154. To discuss and agree policies and standards	<p>None Submitted</p>

155. Financial matters

It was resolved to approve the following:

a) Appendix A To note the bank statements and reconciliation

b) Appendix B To approve the payment schedule with further consideration to:

- i) £241.17 for the repair of the fingerpost sign.**
- ii) £12.21 Oil for the bench**
- iii) £370 for the grant of the Village Hall**

141. Claimed Footpath Application

To note the Parish Council has set up a web page on its web site, and is now calling on residents to complete statements evidencing use of the claimed public right of way

Chalvington with Ripe Parish Council (CWRPC) voted to make an application for a Definitive Map Modification Order for a claimed public right of way in November 2025. The claimed right of way crosses a field to the south of the Old Rectory in Ripe, sometimes known as 'Wet Pits', 'Claypitts Field', and 'Pittsfield'.

CWRPC will complete an application and provide evidence that members of the public have used the path for over 20 years. Evidence is demonstrated by users completing a User Evidence Statement Form.

If you have walked the path over the years, please would each person complete a Statement and attach a map with your mark of your route:

1. Please download the form, [Evidence Statement](#) complete it in black ink and return it to Councillor Joe Ruddock-West at 1 Yew Tree Cottage, Ripe.
2. Please download the [blank map](#) and mark your route, sign and date the map and attach it to your statement.

You may collect a paper copy on request, arrangements can be made via the Clerk, details in this header

The field owners are creating obstacles Will they grant

142. Speed Application

It was resolved to note: A community Match Application is being made to ESCC' s Lead Member for Transport and the Environment on 16th February 2026 for traffic calming measures in Ripe.

The application has been submitted for £20k matched funding from ESCC, for traffic calming measures in Ripe (total funding would be £40k with a commitment from the Parish Council for £20). If the community match funding is approved at the February Lead Member meeting then the Parish Council will work with ESCC to agree possible affordable traffic calming measures.. The extract from the report presented to date is that there are two solutions as follows costing up to £100,000:

6.2 20mph in The Street and Church Lane

Whilst the speed data and character of the road suggests that these roads do meet the criteria for a new 20mph speed limit, the introduction of speed limit buffer zones along Church Lane and Ripe Lane would be required. It is likely that the impact of all the additional signage, would be undesirable.

6.3 Enhance existing 30mph gateway signage

There may be opportunity to reduce traffic speeds in the village through the introduction of new gateway features at the existing 30 terminal sign locations. These could comprise enhanced signage, road markings or physical features such as build-outs. Whilst these features could have an impact on traffic speeds into the village, it is also noted that the visual impact of these features would have to be carefully considered to ensure that they are acceptable to the Parish Council and residents.

The County Councillor agreed to set up a meeting with ESCC's highway Safety Officer to see what traffic calming measures may be possible if the funding is approved.

143. Litter Update:	<p>Cllr Hallworth to report on use of road signage against littering. Anyone can report litter on their website:</p> <p>https://www.wealden.gov.uk/recycling-and-waste/litter/.</p> <p>The litter watch team work beyond the parish. Parish Clerk to request signs from Wealden once the team supply a map with the recorded number of bag collected together with the sign location points mapped for Wealden to consider.</p>
144. Correspondence	<p>It was resolved to note there was no written correspondence received and to consider further action; however, no decisions can be made.</p>
145. Urgent Items	<p>It was resolved to note there were no urgent items although Cllrs wanted to arrange a meeting with Mr Martin to discuss the works excavating the access to Pittsfield, and the modification to the definitive footpath map for the footpath across the field..</p>
146. Date of next meeting	<p>The next Ordinary Parish Meeting will be held 2nd Mar 2026 commencing at 7pm at the Hayton Baker Hall.</p>

There being no further business, the meeting closed at 19:49 .

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 J Ruddock-West	
Date:	02/02/26