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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 7<sup>th</sup> October 2024 commencing 7 pm.**

**Present:** Cllr J. Ruddock-West (Chair), Cllr C. Hallworth, Cllr N. Hamblin, Cllr A. Harvey, Cllr W. Farrer Cllr Simon Flint and Cllr Lonsdale-Cleeve.

**In attendance:** Cllr Nick Bennett (ESCC), Cllr Alison Wilson (WDC) and Sam Adeniji (Parish Clerk)

**Members of the public:** 9

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

**149. Declarations of Interest –** Cllr Hamblin and Flint declared a non-pecuniary interest regarding planning application WD/2024/1955/F - Little Meadow Stud.

Cllr Farrer declared a pecuniary interest regarding agenda item 166 - Asset of Community Value – Yew Tree Inn.

**150. Approval of the Minutes of the Ordinary Meeting of the Parish Council held on 2nd September 2024**

The minutes from the Ordinary Meeting of the Parish Council held on 2<sup>nd</sup> September 2024 were approved.

**RESOLVED -** that the Minutes of the Ordinary Meeting of the Parish Council held on the 2<sup>nd</sup> of September 2024 be approved and the Chair could sign them.

**151. Election of Vice Chair**

Nominations were invited for the role of Vice Chair. Cllr Flint was nominated and seconded. There being no other nominations, Cllr Flint was unanimously elected as Vice Chair for the remainder of the 2024/25 Council year.

**RESOLVED - that** Cllr Flint be APPOINTED as Vice Chair of the Parish Council for the remainder of the 2024/2025 Council Year.

**152. Co-option of New Council Member**

The Council considered the proposal to co-opt Mary Lonsdale-Cleeve as a member of the Parish Council until the next elections. The proposal was supported unanimously, and Mary Lonsdale-Cleeve signed the acceptance of office and joined the meeting.

**RESOLVED - that** Cllr Mary Lonsdale-Cleeve be co-opted to the Parish Council until the next local elections,

**153. Public Session –**

- **Resident Mr. Griffiths** spoke against the proposal to list the Yew Tree Inn as an Asset of Community Value (ACV). He raised concerns that listing it as an ACV could deter commercial buyers due to uncertainties it might introduce, potentially lowering the chances of a

commercial sale. He argued that the current asking price might adjust naturally without the need for ACV listing.

- He also highlighted that the village already has community-run assets, such as the community shop, and suggested that a viable commercial pub would be preferable to a community purchase.
- No further comments were made by other members of the public.

**154. Report of the Member of Parliament**

**155. Report of the County Councillor**

Cllr Nick Bennett from ESCC reported that the next full council meeting of ESCC will be held on Tuesday 8th October. He further explained that ESCC is engaging in a public consultation exercise with residents on a range of proposed cuts to services.

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

**156. Report of the District Councillor**

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

- The **WDC response to the draft Local Plan** has been circulated.
- Work on the **climate change strategy** is ongoing, and preparations for the upcoming **budget** are underway.

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

**157. Planning.**

**a) Applications.**

- **WD/2024/2173/LB - Old Rectory, Church Lane, Ripe, BN8 6AU** - Replacement Of Cracked Courtyard Surface And Introduction Of One New Downpipe Within The Courtyard.

Proposal to replace a cracked courtyard surface and add a new downpipe. The Council supported the application, recognising it as necessary maintenance on a listed building.

**RESOLVED** – To support the application.

- **WD/2024/1955/F - Little Meadow Stud, Church Lane, Chalvington, BN27 3TE** - Erection Of Detached Garage With Annexe Above.

Application for a detached garage with an annex above. The initial proposal was turned down due to concerns about the size and design.

A revised plan was submitted, and the Council supported the updated version, noting the reduction in size and the removal of dormer windows. Further modifications may be required by Wealden District.

**RESOLVED** – To support the application.

- **WD/2024/1968/F - Ivy Cottage, Mill Lane, Ripe, BN8 6AX** - Conversion Or Redundant Barn To Create 1 Bedroom Holiday Let. Small Side Extension To Provide Kitchen.

Application to convert a redundant barn into a 1-bedroom holiday let with a small extension. As this was a renewal of a previously approved application, the Council opted to make no comment, neither supporting nor objecting to it.

**RESOLVED** – Not to comment on this application.

- **WD/2024/1868/F - Church Farm, Church Lane, Ripe, BN8 6AU** - Single Storey Side Extension And Rear Dormer.

Application for a single-storey side extension and a rear dormer. The Council raised objections, particularly to the side extension, citing its visual impact and lack of harmony with the existing building. They suggested placing any extensions at the rear instead.

**RESOLVED** – To Object to this application.

- **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.

Application to subdivide and extend an existing dwelling into semi-detached dwellings. The Council supported the application, noting it would bring another property to the market and had already met prior conditions.

**RESOLVED** – To Support the application.

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

- **ARROVED** - WD/2024/1784/F - Deanland Business Park, Glyndebourne Productions Ltd, Deanland Road, Golden Cross, Chiddingly, BN27 3RP - Installation Of An 82kw Solar Photovoltaic System On The Southern Roof Slope Of Part Of Deanland Business Park

**158. Other planning matters**

None

**159. VE Day 80**

The Council discussed the invitation to participate in the 80th Anniversary of VE Day on 8th May 2025. Ideas included a village street party and collaboration with local businesses. A consensus was reached to agree to participate, with plans to refine the event details closer to the date.

**RESOLVED:** - To accept the invitation to participate in celebrating the 80th Anniversary of VE Day on the 8th of May 2025.

**160. Gov.UK Domain**

The Council reviewed the proposal to adopt a gov.uk domain for official email and website use, which would provide improved security and management. The current reliance on Google Mail was noted as problematic due to difficulties in deactivating former councillors' accounts. Transition to the gov.uk domain was approved, with the initial setup cost of £110, partly offset by a government incentive of £100. The ongoing cost will be £210 per year.

**RESOLVED:** - To accept the offer of gov. uk domain from HugoFox.

**161. Asset of Community Value – Yew Tree Inn**

The Council discussed the suggestion from a resident to list the Yew Tree Inn as an Asset of Community Value. Councillors echoed concerns raised during the public session that listing it could deter commercial buyers. It was noted that no significant support for this proposal had been received from other residents. The Council decided to take no further action at this time, but agreed to keep a “watching brief” on the situation.

**RESOLVED:** - Not to request the listing of the Yew Tree Inn in Chalvington as an Asset of Community Value.

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

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

An update on Phase 1 of the Community Field project was provided, noting progress on the petanque pitch and pending delivery of trees. Phase 2 has faced delays due to environmental concerns, including protected great crested newts and a badger set. Adjustments to the site plan are being made to address these. A funding bid for £28,000 has been submitted to Wealden's infrastructure fund to cover costs related to Phase 1 amenities. If approved, work must be completed by the end of January 2025.

**RESOLVED** – Noted.

**164. Financial matters –**

- a. Bank reconciliation statement and Budget Monitoring Report for Month 6 - The Council took note of the Bank reconciliation statement and Budget Monitoring Report for Month 6.

**RESOLVED** – To note and accept the Bank reconciliation statement and Budget Monitoring Report for Month 6.

- 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. Budget/expenditure to date report.  
**RESOLVED** – To note the report outlining the budget/expenditure-to-date report.

- d. Confirmation of Exempt Status  
**RESOLVED** – To note the confirmation of the notification of exempt status for the year ended 31 March 2024 from the External Auditors PKF Littlejohn LLP (see Report 164)

**165. Correspondence -**

A letter was received requesting a £30 contribution for the Remembrance Day wreaths. The Council noted this for consideration in the next budget meeting. No other correspondence was reported

**RESOLVED:** - Noted

**166. Urgent Items - none**

- 167. Dates of next meeting -** The next Ordinary Parish Meeting will be held on 4<sup>th</sup> November 2024 commencing at 7 pm at the Hayton Baker Hall.

***There being no further business, the meeting closed at 7.54 pm***

Signed..... Chairman

Date.....  
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