



**MINUTES OF THE ABOVE PARISH COUNCIL MONTHLY MEETING HELD IN RINGWOULD VILLAGE HALL 9<sup>th</sup> JUNE 2025 AT 7PM.**

**103/25 To record those present and accept any apologies**

Present were Cllr Hogben (Chair), Cllr Wilson, Cllr Bremner, Parish Clerk and four members of the public.

Apologies received from Cllr Vines, Cllr Selwyn, Cllr Hermer, DDC Member Martin Bates, DDC Member Oliver Richardson, KCC Member Bridget Porter.

Noted that as a resignation letter had been received from Mark Philip Edwards is no longer a councillor.

**104/25 To Note any Declarations Pecuniary Interest (DPI), Other Significant Interests (OSI) or any Voluntary Interests**

Cllr Hogben declared an interest in item 110/25 b i)

**105/25 To approve the following minutes:**

- a. Ordinary Meeting 12<sup>TH</sup> May 2025
- b. AGM 12<sup>TH</sup> May 2025

The minutes were proposed as a true record of the meeting by Cllr Hogben seconded by Cllr Wilson and all members voted in favour.

**106/25 Open session for members of the public to ask questions on items on the agenda**

(Visitors are welcome to speak on any item on the agenda for up to 3 minutes. This item will last for a maximum of 15 minutes, unless the Chair extends the time allowed.)

A member of the public wanted to speak about the speeding issues in Kingsdown and particularly where Cliffe Road extends beyond the triangle towards Oldstairs Bay. This is a blind summit and there isn't a 20mph limit sign at this junction, going South. The 20mph sign at the junction going North towards Deal is barely noticeable. And the two 20mph speed signs along this road are very small, and aren't helped by the abundant growth on both sides of the road. Clerk to contact KCC Highways.

**107/25 Co-opt to fill the Parish Councillor vacancy**

The Council have had one nomination and the information was circulated to the Councillors. Barbara Hansom to be co-opted. This was proposed by Cllr Hogben, seconded by Cllr Wilson and voted all in favour. Clerk to contact DDC Elections team and help to set up email accounts for the new councillors. Barbara Hansom signed her Declaration of Acceptance of Office in the presence of the Parish Clerk. The Chair asked Barbara Hansom to join the meeting.

**108/25 Verbal Reports by District and County Councillors**

DDC Member Martin Bates was unable to attend the meeting and sent his report:

**INSPIRE PROJECT**

A project helping to bring more opportunities to children and young people in the district is to continue after receiving an £85k funding boost. The Inspire Project, launched in 2016, has already helped more than 2,500 young people experiencing a lack of opportunities or living in challenging circumstances by offering a range of funded activities. This has included horse riding, swimming, boxing, art and crafts, cheerleading, martial arts and sports, which might otherwise have been unattainable.



Now, thanks to funding from [Arts Council England](#), [Sport England](#) and the government's [UK Shared Prosperity Fund](#), Inspire will relaunch on 1 June, offering further opportunities to young people who might otherwise miss out.

DDC will use the funds to deliver three projects under the Inspire umbrella:

- Inspire Active – this will provide funded sports activities to support the personal and social development of young people
- Inspire Arts – this will involve funded arts programmes to allow young people to take part in activities to help them develop and build confidence
- Inspire 2 Upskill – this will fund training and coaching courses for those who live, work or attend school in the Dover district. Courses will include music, drama, singing and sports coaching, and on completion the participant will receive a qualification.

The Inspire Active and Inspire Arts projects are aimed at children and young people aged five to 18 (or up to age 25 for those with special educational needs). The Inspire 2 Upskill project will have a minimum age requirement depending on the course chosen and there will be no upper age limit. All the projects will be accessed through a referral process.

## **2. FREE SPORTS SESSIONS IN PENCESTER GARDENS, DOVER**

Young people in the district can enjoy more after-school and holiday fun with the return of the free Hang10 multi-sport sessions at Pencester Gardens in Dover. Sessions were held by DDC throughout March, funded by the Kent Police and Crime Commissioner (PCC), and they proved so popular they are coming back. They will again be funded by the PCC and will continue through to October and then return next spring.

The sessions are being run by charity [Uprising Youth and Community](#) as part of its Hang10 project and will offer various sporting activities. This includes football, swing ball, badminton and Panna football skills – but youngsters attending will have a say on what they would like to do! The sessions are aimed at 11 to 16-year-olds but all ages are welcome to join in. There's no need to book, you can just turn up, and they are being held on the grassed areas at Pencester Gardens.

They begin on Wednesday, 4 June, from 3:30pm to 5:30pm, and will run on Wednesdays each week, with some additional Mondays during school holidays.

To see the full list of dates go to <https://www.dover.gov.uk/pencester-sport-session>

## **3. DDC CHAIRPERSON ELECTIONS**

Cllr Susan Beer is the new Chair of Dover District Council following her election by fellow councillors at the annual meeting of the Council on 21 May 2025. Cllr David Cronk was elected Vice-Chairman for the third year running.

## **4. REQUEST FOR LOCAL VOLUNTEERS**

DDC are inviting anyone with an interest in the district to get involved in volunteering. Some of the areas where they are needed are:



**Maison Dieu** : They help plan and deliver events – including the Maison Dieu’s relaunch last month – and assist with interpretation, special exhibitions and have even helped clean historic oil paintings and furniture with training from conservation specialists.

[Dover Museum](#) has six volunteers helping with cataloguing at its stores, working on exhibition changeovers and carrying out research.

The [Western Heights Preservation Society](#), now in its 25th year, is made up solely of volunteers who provide open days, presentations, guided tours and talks, all designed to raise awareness of the historic Western Heights. Most recently, the Western Heights Preservation Society worked on clearing St Martin’s Battery to make this previously underused area more appealing to visitors.

The [White Cliffs Countryside Partnership](#) (WCCP), a not-for-profit group hosted by DDC and which manages the district’s nature reserves, has a huge number of volunteers playing a vital role in protecting and enhancing some of the area’s most treasured natural spaces.

To get involved in volunteering at one of the council’s venues please contact the following:

For Kearsney Parks, contact [Kearsney.Parks@dover.gov.uk](mailto:Kearsney.Parks@dover.gov.uk)

For Maison Dieu, contact Martin Crowther, Maison Dieu Engagement Officer, at [martin.crowther@dover.gov.uk](mailto:martin.crowther@dover.gov.uk)

For White Cliffs Countryside Partnership, register here [whitecliffscountryside.org.uk/support-us/volunteer](http://whitecliffscountryside.org.uk/support-us/volunteer)

To find out more about National Volunteers’ Week go to <https://volunteersweek.org>

## LOCAL ISSUES

### 1). ALPINES NURSERY PLANNING APPLICATION – DOV/24/00165

This application suddenly appeared on the Planning Agenda last week. I will be appearing alongside Sharon on Thursday 12<sup>th</sup> June to speak against it.

### 109/25 Finance

- a. To approve the payment schedule for June was proposed by Cllr Hogben seconded by Cllr Bremner and all members voted in favour.

To	Reason	Gross amount	How paid	Vat
A Nigol	Clerks wages May	1067.46	BACS	0.00
A Nigol	Clerks expenses May	97.50	BACS	0.00
Nest	Pension contribution	49.16	DD	0.00
Harrisons	Mowing July-August	1090.00	BACS	0.00
Harrisons	Maintenance works	264.00	BACS	0.00
Croner	HR charges	132.44	DD	21.04



Castle Water	Water charges	19.37	DD	0.00
HSBC	Bank charges	8.50	DD	0.00

May income:

Field rent 4x 18 = 72.00

b. To note reconciliation for May. The reconciliation for May was noted.

### 110/25 Planning

a) Noted:

- i) 25/00469 Fair View The Rise Kingsdown Deal CT14 8DG.  
Variation of condition 2 (approved plans) of planning permission 21/00437 (Erection of a two storey rear extension incorporating first floor balcony with glass balustrade) to allow changes to fenestration. Planning permission granted.
- ii) 25/00422 8 North Road Kingsdown CT14 8AG. Erection of a single storey rear extension and replacement rear door (existing rear extension to be demolished).  
Planning permission granted.
- iii) 25/00210 Camellia Cottage 2 Church Lane Ringwould Deal CT14 8HR  
Erection of a single storey rear extension (conservatory demolished) Planning permission granted.
- iv) 25/00234 St Annes Back Street Ringwould Deal CT14 8HL. Erection of a two storey with Juliette balcony and single storey rear extensions, rear dormer window, alterations to windows/doors and erection of a detached annexe. Planning permission granted.

- b) To note the applications as listed, consider, and agree any comments to be sent to the District Council.
- i) 25/0029 (AMENDED) Pumping Station At Junction With Ringwould Road Kingsdown, Ringwould Road, Ringwould, Kent. Change of use of agricultural land to provide an extension to the existing pumping station to include, switchgear kiosk, installation of a new nitrate removal plant, brine waste and salt saturator tanks with bund/fencing, 3m security fencing, relocation of site gate and existing access road to be widened.  
The Parish Council reviewed the amended application and decided to object to the planning application for the following reasons:  
We understand that providing an adequate and safe water supply for the district is very important and to that end we do not object to the principle of this development. However, we have strong opinions about the design of this plant and mitigation measures required to reduce its impact on the local environment. This is in a prominent location at the bottom of the valley, and in our opinion would detract from the appearance of the landscape. It will have the



appearance of an industrial area, rather than something that you would expect to see in the countryside. The site is within the Ripple F3 Landscape Character Area (DDC 2020) which is characterised as: Coherent undulating chalk landscape with an intact agricultural character providing a rural setting for the South Forelands areas of the Kent Downs AONB as well providing rural separation between Deal and Kingsdown. The LCA landscape strategy states: The overall aim is to conserve the rural character of the landscape and sense of place created by the combination of an open rolling arable landscape with small historic villages linked by winding rural lanes and panoramic views from coastal areas, as well as its role as a setting to the Kent Downs AONB. We note that the Landscape and Visual Impact Assessment concludes that the proposals would have no long term visual impact on the landscape (p60) we find this difficult to accept. The site is not only in Ripple F3 LCA but also has a direct impact on the setting of the Kent Downs National Landscape as it only separated from it by Ringwould Rd. Due to the topography of the area it would be visible from the KDNL. Kingsdown is a lively tourist destination year round and as such we are keen to maintain the rural appeal of its winding country lanes on approach to the village. Such an obtrusive development would detract from this. The letter from DDC to a pre-application submission dated 7th October 2024, also raises serious concerns about its impact on the landscape. It was their suggestion that the main building be a wooden structure with dark wooden cladding to reduce its impact. We agree with these suggestions, an agricultural barn type building rather than an industrial estate steel building would be more in keeping. We would also suggest that the roof be a dark colour as it would be highly visible driving down Ringwould Rd towards Kingsdown. While the landscaping plan replaces hedges and trees removed to improve the access, and far exceeds the 10% biodiversity net gain we feel that it will be a long time before a hedge planted with whips reaches the level of maturity required to screen and soften this development. We would suggest that more large trees be planted on site. The site would also benefit greatly from a pond. The proposal in its current form fails to comply with the provisions of the National Planning Policy Framework with regard to Design, nor Policies PM1 and NE2 of the Dover District Local Plan. We therefore object to the proposal in its current form.

24/00165 (AMENDED) Land At Former Ringwould Alpines. Outline application for the erection of 9 dwellings with associated parking and infrastructure; with all matters reserved except access. The Parish Council reviewed the amended application and decided to object to the planning application for the following reasons:

We agree with statutory consultee comments from Highways that the road should not be narrowed at this point as this would be dangerous and could result in difficulties for buses and lorries passing each other. The applicant has suggested that a 30mph limit would be desirable, however, highways have stated that the road is 40mph and it is the belief of the council and residents involved in a group keen to have a 30mph limit that a reduction in the speed limit would not be supported by highways. We are concerned that the bus stop in front of the site would need to be moved to create the necessary visual splays at the entrance and it would be problematic to move it to a safe location. The proposed narrowing of the associated pavement would also be dangerous to pedestrians, particularly for disabled users. The design and access statement repeatedly refers to the site as being brownfield and provides pictures. The entire site falls within the Kent Downs National Landscape (Formerly AONB). We do not dispute that the front of the site was used for many years as a retail space for Ringwould Alpines plant nursery. The rear of the site however has been the subject of DDC planning enforcement in recent years as it has been used as a dumping ground for building waste and bonfires and has suffered degradation and contamination. It is our belief that this has been done without planning permission for change of use and enforcement have confirmed to local residents that the rear of





the site is in fact greenfield. It is our understanding that the regulation 18 HEELA assessment of the emerging DDC LDP the land was incorrectly categorised as PDL but this was corrected to greenfield in regulation 19. The agent has not provided evidence as to the need for this Open Countryside development to be located in the National Landscape as required by Policy DM1. According to the NPPF (2021) "Great weight should be given to conserving and enhancing the landscape and scenic beauty of AONB's. Planning permission should be refused for major development other than in exceptional circumstances". We do not consider this to be an exceptional circumstance as the housing is not fulfilling an urgent local need e.g. for affordable or shared ownership units. It is incorrectly stated in the applicants design and access statement that the ribbon development of properties along this side of the road were built in the AONB, these predate the AONB designation. We would argue that development of this site would be contrary to SP13 of the emerging plan. This is also a dark skies area and the development would necessitate street lighting. We consider that to build within the AONB here would be in contravention of the underpinning sustainable development principles of the NPPF (2021) as it would degrade the area and significantly impact the enjoyment of the natural environment for future generations. The design and access statement landscape and visual impact section makes much of the existing tree screening around the site and it is considered sufficient to mitigate the visual impacts of the development on the AONB. However, many of the trees are ash and if not already diseased will probably suffer the same fate of all the ash trees in the area. This will mean that the large units proposed (2.5 stories) will be highly visible in the landscape. These large properties could also overlook the existing properties that the site backs onto along Dover Road. We note that DDC have refused planning on this site previously for a bottling plant (16/00626) which was decided at the planning committee on the grounds of "the effect on the landscape and scenic beauty of the AONB and effects on neighbouring residents". Nothing has changed. Previous planning applications from a neighbouring property have been refused on similar grounds. 11/01060 and 07/01353 were refused on the grounds that "the positioning of the development behind the property would be at odds with the loose knit semi-rural nature of the development along the south eastern side of Dover Rd and would detract from its transitional role" It is our belief that a more sympathetic development of the site would be 2 to 3 properties infilling along Dover Road contiguous with the existing ribbon development and decontamination of the rear of the site resulting in reversion to formerly agricultural land. The Parish Council reviewed the amended application and decided to object to the planning application for the following reasons:

- ii) 24/00165 Land At Former Ringwould Alpines. The Planning Committee meeting on 12<sup>th</sup> June will be held in the Council Chamber and will start at 6pm.  
Cllr Hogben agreed to attend and speak on the meeting at the Dover District Council Planning Committee Meeting.

#### **111/25 Management of Trees & Woodland**

- a) Freedown Woods Signage.  
Cllr Hogben, Cllr Wilson, Cllr Hansom agreed to volunteer and walk through the woods to mark the places where the new signage is needed.
- b) To discuss installing fresh waymarking posts and discs. Clerk to get the quotes for the way marking posts and discs installation.

#### **112/25 Allotments**

- a) Update from Cllr Bremner and Cllr Wilson.
  - i) Pathways have been strimmed



- ii) New fencing is to be installed by the contractor.

#### **113/25 Playing Fields**

- i) Vandalism at the Kingsdown Playing Fields. Clerk had reported it to the Police.

#### **114/25 S. 106 Allocations**

The Parish Council has to come up with ideas how the funds can be used, such as traffic calming and management, village hall disabled access, playing field. Cllr Hogben agreed to create a list of the options. To go on July meeting agenda for further discussion.

#### **115/25 Correspondence**

- a) Kent Police newsletter- This item was noted and was published on the Parish Council website.
- b) Email from a local resident about 20mph speed limit. This item was covered under the agenda item 106/25

#### **116/25 Matters of General Interest**

(For councillors to highlight issues that do not require a decision or for items on the next agenda.)

- i) Cllr Hogben had attended a meeting at the Deal Town Council regarding the local coastline issues and water quality and dog fouling.
- ii) Dog Bin stickers from DDC to be updated.

**117/25 To agree date of next meeting-** 14<sup>th</sup> July 2025 at 7PM

**118/25 Confidential Matters** – To exclude the public under the Public Bodies (Admission to Meetings) Act 1960, and Section 12a of the Local Government Act 1972, due to the sensitivity of the items to be discussed.

Meeting closed at 21:00

A Nigol

Parish Clerk