



THE MEETING OF THE ABOVE PARISH COUNCIL TOOK PLACE ON 11<sup>th</sup> MARCH 2024 STARTING AT 7PM. IT WAS HELD IN RINGWOULD VILLAGE HALL.

MINUTES

**058/24 To record those present and accept any apologies.**

Councillors present: Sharon Hogben (Chair), Martha Meyerowitz, Mariya Deschamps. DDC members Oliver Richardson and Martin Bates, KCC member Steve Manion, Parish Clerk and 6 members of the public. Apologies received from Sarah Wilson.

**059/24 To Note any Declarations Pecuniary Interest (DPI), Other Significant Interests (OSI) or any Voluntary Interests.**

Cllr Meyerowitz declared an interest in items 068/24 Allotments and 072/24 e Correspondence.

**060/24 To approve the following minutes:**

- a. Ordinary Meeting 19<sup>th</sup> February 2024
  - b. Finance and General Purposes Meeting 26<sup>th</sup> February 2024
- Both minutes were agreed without objections.

**061/24 Open session for members of the public to ask questions on items on the agenda.**

*(This item will last for a maximum of 15 minutes, unless the chairman extends the time allowed.)*

- a) A member of the public Mr Hermer who had applied and wants to become a councillor queried whether there has been any progress at all. The Clerk responded that he had forwarded his email to the Chair who will share this application with other Councillors. The Clerk also informed Mr Hermer that Parish Council would like to have a short informal chat with Mr Hermer before voting. Clerk to check availability and arrange a meeting between the Parish Council and Mr Hermer.
- b) A local resident of No Name Road queried the recent quotes submitted for the road's resurfacing. In his view, resurfacing works cannot be accurately costed until boundary issues he has raised are resolved.
- c) A member of the public queried about the letter Parish Council had received from a local resident regarding the Land At Former Ringwould Alpines development. The letter was read out by the Chair:

*" This submission is based on objections I have submitted to DDC. I live in a residential equine property which shares a boundary with the Ringwould Alpines site which can be seen across our field from my lounge window. I submit that this Outline Planning Application should be withdrawn or amended because:*

- a. The Access element of the proposal – the only non-reserved matter -has been objected to by the Highways Authority*
- b. The supporting documents are inaccurate and misleading and include referring to the site as brownfield and promising a 30 mph speed limit.*



- c. *The Agent has not provided evidence as to the need for this Open Countryside development to be located in this AONB locality as required by Policy DM1*
- d. *The proposed development is unsustainable because of the lack of services in the village.*
- e. *The proposed 2 1/2 storey houses and the associated roads and street lighting etc would be an intrusion of the built environment into the AONB and would be incompatible with the single storey residential properties in front of it.*
- f. *This Application relies on Local Plan Policy SAP53 but this Policy has been contested and the Local Plan has not yet been agreed.*
- g. *Existing Development Policies such as DM1 will still apply even if the Local Plan is approved and the Agent confirms that this Application does not meet the criteria set out in any of those Policies.*
- h. *The AONB and the Environment Agency should be consulted as Statutory Consultees because this Application impacts on their Statutory obligations in respect of intrusion into the AONB and Contamination issues.*
- i. *Any new or amended Planning Application should be put out for further Consultation because widening the entrance in order to achieve the necessary sight lines will have implications beyond that objective. " Thank you, Maurice Webb"*

**062/24 Verbal Reports by District and County Councillors**

KCC member Steve Manion reported on the following:

- Potholes, last year between April and December over 54 thousand potholes were repaired.
- Plan Bee, looking after the pollinators. Information available on KCC website.
- No update on the bus shelters query.

**063/24 Finance**

- a. To note the items for payment & agree. To ratify those already paid the following were noted and agreed.

To	Reason	Gross amount
Harmer and Sons	Groundworks February	501.00
Jim Boot	NDP Consultancy fees	2735.00
Cascade business Supplies	Printer ink, A4 paper	118.90
Kim Gittins	PAT testing	30.00
Rialtas	Training	300.00
A Nigol	Clerks wages February	670.60
Harmer and Sons	Groundworks September	501.00



Castle Water	Allotment water	8.92
HSBC	Bank charges February	8.00
Alison Eardley	NDP Consultancy fees	4170.00

- b. To note reconciliation for January, February. This item was deferred.
- c. To consider whether to continue supporting the District Council via a grant for the public toilets, or to consider taking them over – correspondence from Asset Management DDC. The item was deferred as we are still waiting for reply from DDC. Clerk to email to the Head of Asset Management.

### 064/24 Planning

- a) Noted:

21/01613/A The Chalet Claremont Road Kingsdown Deal CT14 8BU Non-material amendment to planning permission 21/01613 (Erection of a two storey side/rear extension with balcony and glass balustrade, a first floor roof extension, insertion of 6 no rooflights, solar panels on roof slope, erection of a detached double garage, extension of driveway for additional parking with entrance gate (existing garage to be demolished)) to reduce the number and size of rooflights on the north west roof slope. Approve Non-material Amendment.

DDC members Oliver Richardson and Martin Bates arrived.

- b) To note the applications as listed, consider, and agree any comments to be sent to the District Council.

24/00165 Land at Former Ringwould Alpines, Dover Road, Ringwould, Kent. Outline application for the erection of 9 dwellings with associated parking and infrastructure; with all matters reserved except access.

The Chair explained that the Parish Council had a site meeting with Quinns representatives on the site where two Parish Councillors, DDC member and Clerk attended. The questions were asked about the road entrance and the height of the buildings. A report was created by the parish council and was published on Parish Council website. Ringwould with Kingsdown Parish Council decided to object to the outline planning proposal for 9 units on the former Ringwould Alpines site 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 Ringwold 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.

Clerk to submit the response to DDC Planning.

- c) Parish Council to report back on Planning training - planning protocol. Cllr Hogben shared some feedback about the planning training organised by KALC. Three Parish Councillors had attended the training and they all found it very useful. Parish Council agreed to adopt the recommended Planning Protocol, but will continue to review it.





### 065/24 Tree issues

- a) **Freedown woods** – Cllr Meyerowitz advised that she has requested 3 quotes from Arboricultural consultants identified via the Arboricultural Association's register of approved consultants. Consultants have been asked to quote for safety surveys and management plans of Parish Council trees and woodlands. One has not replied, another felt unable to quote due to distances involved. Cllr Meyerowitz will continue to work on this. She suggested that once sufficient quotes have been received and reviewed this item could be discussed at the April or May meeting.
  
- b) **Update on the emergency works in the butts adjacent to Kingsdown school**- Problem was identified 2 months ago – 2 dead trees with branches overhanging school grounds. Clerk to contact Harrisons for a quote.

DDC member Oliver Richardson reported on the following:

- Dover District Council agreed its budget for 2024/25 at its meeting on 6<sup>th</sup> March.
- The REACH Awards (Recognising Environmental And Community Heroes) recognise our district's unsung heroes who work hard to improve the appearance of the Dover District, help to maintain our environment and unite the local community
- Dover District Council (DDC) is looking for volunteers to sign up for this year's Great British Spring Clean campaign (GBSC) which officially starts mid-March.
- Sports clubs across the area are being invited to get involved in the very first Dover District Sports Spectacular – which is all set to get up and running at the Duke of York's Royal Military School on Thursday 11 April, from 10am-6pm.
- Dover Drop in Event. This will be a free drop-in event trail encouraging visitors young and old to explore historic and creative spaces in Dover town centre on Friday 22 March from 5pm to 9pm.
- 15<sup>th</sup> North Road. The enforcement officer visited the officer on 16<sup>th</sup> January. He has found that the changes are now acceptable. However, he has found a further breach of the original granted plans regarding the rear balcony, where they should have installed a wooden fence/trellising covering a portion of the balcony. He has given the landowners 4 weeks in which to get this condition complete otherwise he will consider a breach of condition notice. That time has expired and will chase him after 19<sup>th</sup> March for an update. In the meantime, one of the residents has complained about the height of the chimney which he believes is not high enough to prevent cinders from landing on neighbouring roofs. I have passed these comments on also to the enforcement officer.
- Rifle Butts. As you were advised at last month's meeting the landowner has been advised that planning permission is required for the works that have been carried out and that he should submit an application accordingly. I have requested an update as to whether this is progressing.



**066/24 Concrete bus shelters** – Cllr Meyerowitz gave verbal update. She had reached out to RICS to confirm the search criteria to seek quotes for surveyors. She also had contacted the Building Control Inspector at DDC. So far we've had received one quote. Cllr Meyerowitz agreed to continue to seek quotes. To go on May meeting agenda.

**067/24 Meeting with Quinns** – update from Parish Council. This item was covered under the item 064/24 b. Meeting report to be published on the website.

**068/24 Allotments-** This item was deferred.

- a) Water issues- must supply clean potable water to allotments as according to Water regulations.
- b) Update on the allotment inspection.

**069/24 Health and Safety**

- a) Parish Council review with Croner. Cllr Hogben had a zoom meeting with Croner to identify Health and Safety short fallings and they outlined that we need H&S policy which Cllr Hogben had circulated to the Councillors to be discussed and adopted. Cllr Hogben had also purchased H&S sign, accident book. This item was later deferred as Cllr Deschamps had not seen the email from Cllr Hogben.

**070/27 Neighbourhood Development Plan**

Cllr Hogben gave verbal update on the launch meeting in January where around 150 people attended. People attending were asked to write down positives and negatives about the parish which was collated into a report to identify what needs to be done for the parish. Another meeting took place where some working groups were created. Also Design codes site meeting took place. Parish should have design codes in June/July. Next meeting will take place on 27<sup>th</sup> March. More information is available on the Parish Council website.

**071/24 Parish Councillor Vacancies**

It was noted that Cllr M Stickles resigned due to personal reasons. Clerk to inform DDC about the resignation and publish the vacancy on the website.

**072/24 Correspondence**

- a) **Email from a local resident regarding the parking down on beach.**

A local resident had reported the problems with campervans during the summer at Kingsdown beach parking overnight. Clerk to send a letter to DDC parking asking them to put up a sign saying No overnight parking.



- a) **Resident of No-name road asking about taking on a resurfacing issue themselves – decision required** – This item was discussed earlier under the item 061/24 b
- b) **Works on the rifle range Kingsdown** several residents reported groundworks on the SSSI and asked if they were with Natural England Approval - Cllr Wilson report. This item was deferred.
- c) **Email from a local resident regarding the heavy vehicles and damage to the properties**  
A local resident had emailed the images of damages caused by heavy vehicles. Council decided to include this issue in Highways Improvement Plan.
- d) **To consider status of land use on parish land in Ringwould and Kingsdown** – resident has queried that way in which some Parish land is being used. This item was deferred.
- e) **Application for the Winter Support Scheme from KCC** – Cllr Meyerowitz gave a verbal update on Winter Support Scheme. She had written the grant application in full and approached Deal Area Foodbank to ask if they could accept any award made. She had also sought advice from KALC on the technical details of the grant and its administration by the Parish Council. It was evident that an updated, well considered grant policy was needed if the Parish Council were to confidently discharge its responsibilities. Cllr Meyerowitz felt it wasn't practicable to do this in the time available, particularly as the clerk was only recently in post. The Parish Council agreed the grant be set aside.
- f) **Great British Spring Clean.** Helen Charlton from Pick Deal Clean had reached out to do the litter pick in Kingsdown. The Council agreed a litter pick event in Kingsdown on 24<sup>th</sup> March 10:30. The Council agreed on Risk Assessment. Clerk to check the insurance policy with insurer.

**073/24 Matters of General Interest**

(For councillors to highlight issues that do not require a decision or for items on the next agenda.) None.

**074/25 To agree date of next meeting.**

The next meeting will be on 15<sup>th</sup> of April, there being no further business the meeting closed at 8.55pm

A Nigol  
Parish Clerk