



MINUTES OF THE ABOVE PARISH COUNCIL MONTHLY MEETING HELD IN RINGWOULD VILLAGE HALL 14TH JULY 2025 AT 7:00 PM.

126/25 To record those present and accept any apologies.

Present were Cllr Hogben (Chair), Cllr Wilson, Cllr Selwyn, Cllr Bremner, DDC Councillor Richardson, KCC Councillor Porter, Parish Clerk and two members of the public. Apologies received from Cllr Hansom and DDC Councillor Bates.

127/25 To Note any Declarations Pecuniary Interest (DPI), Other Significant Interests (OSI) or any Voluntary Interests

Cllr Wilson declared an interest in item 135/25 ii); Cllr Bremner declared an interest in item 134/25 iii)

128/25 To approve the following minutes:

- a. Ordinary Meeting 9th June 2025
- b. Finance and General Purposes Meeting 27th June 2025

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

129/25 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.)

None.

130/25 Verbal Reports by District and County Councillors

Cllr Oliver Richardson reported on the following:

1. MAISON DIEU HOLIDAY LET

The Mayor's Parlour at Maison Dieu is now available to book through The Landmark Trust as a 6-bed holiday let. The Mayor's Parlour itself is now the dining room with the original council table and chairs, and the Magistrates' Retiring Room behind has become the kitchen. A private staircase, with views across an internal Gothic court, leads to three bedrooms and bathrooms on the floor above.

Click the link below and scroll down to see 'Things to do nearby' written by our Place Marketing & Communications Officer and including links to our visitor website whitecliffscountry.org.uk:

[Mayor's Parlour, Maison Dieu | The Landmark Trust](#)

2. TOWNWALL STREET UNDERPASS, DOVER

Key improvements to renovate the Townwall Street underpass under the A20 in Dover are now underway.

Work is set to complement the multi million pound development of the Dover Beacon project alongside it, that continues to build upwards for the future. A range of regeneration initiatives are moving forward for the district, and the renovation of the underpass is part of work to help better connect the high street and the waterfront, and to support and promote investment for the future.

Works on the underpass include:



- Creative visuals on the walls with a 'Dover Time Tunnel' theme
- Resurfacing of the footpaths and cycleways
- Repainting of handrails, walls and ceilings
- Renewing cycle lane markings
- Replacing of broken tiles and drainage grills, and cleaning light fittings
- Continued working with a range of partners to renovate and maintain the underpass for the future

3. LITTER ON THE BEACH

A summer drive to continue to help reduce the amount of litter on our local beaches during the holiday season has been launched – with the return of the successful #LoveYourBeach campaign.

The campaign is being run by Dover District Council, in conjunction with Folkestone & Hythe District Council. Working alongside our contractors Veolia, it includes a range of initiatives to raise awareness and help keep beaches clean around the district. As part of the initiative, a brand-new e-bike collection vehicle will be deployed in Deal and Walmer to help with the regular emptying of bins along the seaside promenade. These battery-powered e-bikes provide an environmentally friendly alternative that allows crews to access areas that larger vehicles may not be able to reach. More signage encouraging residents to bin their litter or take it home with them is also being posted around the district.

The summer beach cleaners have already started their daily beach cleans, covering the beach areas from Kingsdown to Sandown Castle, as well as two additional bins being put in around the pier area on Deal Seafront.

4. WESTERN HEIGHTS DOVER

A major project to transform Dover's Western Heights is well underway one year on from a **funding boost** aimed at regenerating and conserving the historic site.

Dover District Council has been working with partners to manage the asset, including clearing overgrown vegetation from previously hidden buildings, restoring beautiful views across the coastline and making the area safer. Most recently, DDC has cleared the gun shed area which had been a target for anti-social behaviour. This extensive work has created a safer and more pleasant environment for visitors, and is an important first step towards reusing this space. Volunteers from the **Western Heights Preservation Society** and **White Cliffs Countryside Partnership** have also been working hard to manage the site, helping to clear and transform a huge area at St Martin's Battery. Buildings have been cleared from overgrown vegetation and stunning views of Dover opened up. Signage and solar-powered CCTV added in the last year are all helping with the positive management of the Western Heights too, and contribute to reducing antisocial behaviour. A compactor bin has also been installed.

All this work forms part of a major three-year project which launched a year ago when Historic England awarded DDC a £149,000 grant to support conservation and regeneration work at the Western Heights. This has been match-funded by DDC. The grant has helped to fund a dedicated project officer to run the programme of works, which involves encouraging more visitors to the site through events, promotion and community engagement, while helping to connect the asset with the town and seafront.

5). REPAIRS TO DEAL PIER



The second phase of key works has been given the go ahead by Dover District Council's Cabinet a to protect Deal Pier. This will include planning and design work, and a tendering process for the repairs, with concrete repairs to the pier legs set to take place in spring/summer 2026. This follows a £140k programme of **works** to beams and steps on the lower deck in autumn/winter of 2024/25, which followed a full structural survey in 2024.

During spring 2025, a boat survey was carried out, which confirmed that while some of the protective concrete around the steel supports had come away, the pier's primary steel structure was in fair to good condition given its age. Whilst this is now not considered an urgent matter, remedial works are advised to continue to protect the steel from marine corrosion under planned works.

6) RECORDINGS OF COUNCIL AND COMMITTEE MEETINGS

Up until now recordings of council and committee meetings were removed from You Tube after 30 days. After some considerable deliberation Council agreed on 9th July to extend the period by which you can access the recordings to 180 days.

7). REVIEW OF PLANNING COMMITTEES

The Planning and Infrastructure Bill is currently going through Parliament and once enacted will make major changes to the way in which planning decisions will be made within England.

Section 51 of the Bill as it currently stands allows the government to establish a **National Scheme of Delegations** which **all local authorities** will have to adhere to. As you are all aware the majority of planning applications are normally fairly uncontroversial and are handled by the Planning Officers. This power is constitutionally handed down to them by the full council through **a Scheme of Delegations**. In Dover District any application (other than those under para 73 A and B of the Town and Country Planning Act) can be called to be considered by the Planning Committee should there be 6 or more contrary comments to the officer's recommendation or by a Member of the Council.

Under the new proposals there will be a number of changes:

a). A call in system by objection will be abolished.

b). There will be Tier A and Tier B categories of application:

- **Tier A** would include types of applications which must be delegated to officers in all cases; a
- **Tier B** would include types of applications which must be delegated to officers unless the Chief Planner and Chair of Committee agree it should go to Committee based on a gateway test.

Tier A applications will include:

- applications for planning permission for:
 - Householder development
 - Minor commercial development
 - **Minor residential development**

The definition of minor residential development covers, broadly, residential development for up to 9 dwellings.



The starting point for Tier B is that **all applications should be delegated to officers, subject to a gateway test through which the chief planning officer (or equivalent officer in LPAs without a chief planning officer) and chair of planning committee must mutually agree that they should go to committee if they are to depart from the assumed delegation.** This will include the following types of decision:

Type of decision

Rationale

Applications for planning permission not in Tier A

Planning permission is the key consent and there will be examples of applications in most categories of different development where committee scrutiny is warranted as the issue will be about the principle of development. This will include all significant new housing and commercial developments. It will enable controversial or complex applications to be considered by committee.

Notwithstanding Tier A, any application for planning permission where the applicant is the local authority, a councillor or officer

This type of application is included to ensure that there can be open scrutiny of applications closely linked to the local authority itself.

Section 73 applications to vary conditions

This type of application is included as, although there will be many instances where officers should consider the variation, there will be some applications which would alert the principle of development which require committee scrutiny. Significant changes to mineral developments are, for instance, made through section 73 applications.

These changes remove the power of delegation from the Full Council and place it in the hands of the Secretary of State for Ministry of Housing, Communities, and Local Government. It will effectively remove the ability of local communities to have any say in planning applications that arise within their villages and towns. The proposals are currently undergoing a consultation but there are no plans for DDC to communicate this to you all at present. The consultation started over a month ago on 28th May and will end on 23rd July. I believe that you have a right to have your say with respect to these proposals and would strongly suggest that you do so:

A copy of the proposals can be found on the following links along with access to the consultation portal. If you have any problems in accessing these links then please let me know:



You can access the **Review of Planning Committees: Technical Consultation** through the official UK government website.

1. **GOV.UK Overview and Full Details:**
[Reform of planning committees: technical consultation - GOV.UK](#)
This page includes the full consultation document, background, scope, and how to respond .
2. **Online Survey and Participation Portal:**
[Citizen Space Consultation Portal](#)
This is where you can submit your views directly online.

The consultation opened on **28 May 2025** and will close on **23 July 2025**.

LOCAL ISSUES

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

Despite our best efforts this application was approved by the Planning Committee on 12th June.

KCC Councillor Bridget Porter reported on the following:

Department for Local Government Efficiency

Leader Linden Kemkaren announced debt owed by KCC was £744 million

In 7 weeks the debt has been reduced by £16 million saving £2000 per day in interest payments.

Other potential areas for saving were announced such as no new borrowing which will further reduce the debt by £33 million by March 2026.

Capital Spending will be reduced by scrapping the Net Zero Renewable Energy Programme saving £32 million over 4 years.

By scrapping the transitioning of KCC vehicles to electric vehicles will save £7.5 million by 2030.

KCC had been planning to sell its headquarters at Sessions house(used since 1888) but that decision has been reversed and staff from Invicta House will be moved back by August 2025. This will save £14 million after a modest refurbishment of Sessions House.

By bringing Children's Care Homes and Integrated Services back in house , a saving of £2.8 million will be made in the 2 financial years commencing April 2026. This will free KCC from unexpected price hikes from the private sector whilst protecting children in care.

Local Government Reorganisation



Leader of KCC applied for an extension to the deadline for 1st Stage of LGR but it was rejected by Jim McMahon Minister of State for Housing, Communities and Local Government. He has asked Linden Kemkaren (Leader) to come up with a plan of how Kent will look in the future. Deadline remains 28th November 2025.

CEO of KCC Amanda Beer has had her contract extended to 31 March 2026 to help with this task.

Leader plans a Consultation with Kent residents after the deadline.

Public Rights of Way

I met with Andrew Hutchinson and Heather Waller, the local officers responsible for PROW. They showed me equipment procured through a Grant from DEFRA allowing Landowners of public footpaths to purchase at a subsidised rate. The equipment includes footpath walkways, bridges, kissing gates and self closing gates. This equipment makes the countryside more accessible for wheelchair users and those with mobility problems by eliminating the use of stiles thus assisting tourism and healthy lifestyles. For example a kissing gate can be supplied for £65 and a local volunteer group may install it. See Heather Waller, our local Officer.

I met with Inspector Paul Barrell in June.

He informed me of the Beat Officer for Guston, Kingsdown and St Margarets Ward.

Sophie Bramble is assigned but due to shortage of resources no Community Warden is assigned.

Crime in the Ward is 5% per 1000 head of population

18.5% of reported crime is Domestic Abuse related.

131/25 Finance

- a. To agree payments to be made and ratify those that are completed. To approve the payment schedule for July was proposed by Cllr Hogben seconded by Cllr Selwyn and all members voted in favour.

To	Reason	Gross amount	How paid	Vat
A Nigol	Clerks wages July	990.22	BACS	0.00
McCabe Ford Williams	Payroll charges	493.20	BACS	82.20
Vision ICT	Email hosting, invoice 20423	192.00	BACS	32.00
Nest	Pension contribution	43.19	DD	0.00
Harrisons	Grass cutting, Invoice 1214	545.00	BACS	0.00



Harrisons	Maintenance works invoice 1215	1111.05	BACS	0.00
Croner	HR charges	132.44	DD	21.04
HSBC	Bank charges	8.00	DD	0.00

June income:

Field rent: 90.00

Allotments: 178.15

Wood: 50.00

Total: 318.15

- b. To note reconciliation for June. The reconciliation for June was noted.
- c. Update on AGAR 2023-2024 return. Clerk had completed the forms and submitted to the external auditor. All forms are published on the website and Parish Notice boards.

132/25 Planning

- a) To note decisions made by the District Council:

- i) 23/00537/A Spa Cottage Hangmans Lane Ringwould Deal CT14 8HW. Non material amendment to planning permission 23/00537 (Erection of single storey side extension (conservatory demolished)) to vary windows/doors. Approve Non-material Amendment.
- ii) 25/00482 Garibaldi Farmhouse Dover Road Ringwould CT14 8HG Conversion of outbuilding to annexe with associated alterations. Planning permission granted. Noted.

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

- i) 25/00758 3 Sea View Avenue, Walmer, CT14 7UZ. Conversion of existing garage to hobby room with external alterations.
No comments.
- ii) 25/00672 Beach Site To The East Of Wellington Parade, CT14 8AG, Replacement beach huts on plots 3, 6, 7, 13, 18, 19 and 20.
Ringwould with Kingsdown Parish Council decided to object to the planning application on the following grounds:
The site falls within the Kingsdown Conservation Area, for which there is an Article 4 directive. The Parish Council feels that the current beach scene is iconic and appealing to all who visit the area. Careful consideration must be given to the damage to the conservation area and potential damage to tourism which overhauling the beach huts and making the area appear cluttered and generic could cause.
Scant regard has been given to the environmental impact of work on this site. It is stated in the application that there are no risks of environmental impact on the site or land adjacent to it. This area of beach between the Zetland Public House and Walmer is a Local Wildlife Site and is covered by the Kingsdown to Walmer Beach Management Plan (2024). This clarifies the fragile nature of this area and how it should be best managed.



The application also fails to mention the SSSI to the south.

It is also stated that there are no trees when in fact there is a sizeable fig tree on the edge by Wellington Parade which needs protecting.

The statement "Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)) would apply?" has been answered with NO. The area is vegetated shingle which is an important part of the local wildlife site - if this is damaged by works then it most definitely would affect biodiversity.

The application states that there is no flood risk. This seems an incredible assumption to make given the sites proximity to the sea? Storm surges in the past have been known to remove huts and take them down the coast. Global warming will increase this likelihood. The design of the huts shows little imagination considering the conservation area and what is there already. The older huts are individual and a talking point for visitors and much photographed.

It seems that there has been no thought to the potential increased traffic and parking provision. DDC do not own the area of shingle between the Zetland and the beach huts - this is owned by the Parish Council. This area is not large enough as it is to accommodate parking for current visitors to the beach, the Zetland and beach huts. The site plan shows that DDC owns North Road, this is privately owned. The access to the site is an unmade shingle road (South Road) which is liable to flooding and would no doubt be damaged by site vehicles and extra traffic. This is also privately owned by residents.

The application shows a lack of understanding of the sensitivity of the locality in terms of conservation area and wildlife, and no evidence of an overall plan for the protection and maintenance of the beach area. We would also suggest that the application is not valid due to omissions about the wildlife sites in the area and the incorrect site map. Clerk to submit comments to DDC.

- iii) 25/00737 Kent International Campsite, The Avenue, Kingsdown, CT14 8DU
Erection of 4 Self/Custom build dwellings with associated works (8 commercial and residential buildings to be demolished). Ringwould with Kingsdown Parish Council remained neutral but submitted comments:

We have discussed this application and can see that the site is brownfield and the proposal involves the removal of 8 buildings before commencement of works.

We have some concerns. The development is outside the built area of the village and we would not like to see further development of this site - it is not within the DDC Local Development Plan and we have already had a large allocation of housing within the LDP which will significantly increase the number of dwellings within the Parish if they all achieve planning permission.

The site is also visible from the heritage coastal path, the Kent Downs National Landscape and the nearby PROW. While we appreciate that there is a comprehensive landscape strategy in place to screen the site from the wider landscape, we would like to see this adhered to carefully and tree planting to commence early on in the development. We would also like to see a management plan for looking after any planted trees going forward. We also appreciate that a thorough arboricultural impact assessment has been carried out and hope that there will be no removal of trees unnecessarily as there is a rich abundance of trees on this site. Clerk to submit comments to DDC.



133/25 Management of Trees & Woodland

- i) Freedown Woods Signage. Cllr Hogben, Cllr Wilson and Cllr Hansom had visited Freedown Woods and completed the survey on what works needs to be done.
- ii) Camping issues in Freedown Woods. This had been reported to police and Kent Fire and Rescue Service. The Parish Council decided to order some more signage and install as soon as they have been printed to keep the campers out.

134/25 Allotments

- i) Update from Cllr Bremner. Some new residents have signed up. There are some dangerous trees that need cutting back. The Council decided to arrange a site inspection to mark dangerous trees that need pruning or removing.
- ii) Parking issues for the allotment holders. Some residents have been complaining about the lack of parking near the allotments. The Parish Council agreed to discuss this on their September meeting.
- iii) To discuss and agree on allotment fees, deposit for new contracts. The Parish Council decided not to increase the fees however will increase the deposit for new allotment holders signing up.

135/25 Playing Fields

- i) Vandalism in play area at Kingsdown. This has been reported to Police.
- ii) To discuss and agree on cherry picker hire to cut back the overhanging trees on the recreation ground in Ringwould. The Parish Council agreed to hire Cherry Picker to cut back some overhanging trees on the recreation ground in Ringwould.

136/25 S. 106 Allocations

Cllr Hogben had been in touch with DDC Developer Contributions department to express interest on s 106 contribution funds related to two planning applications:

Land At Former Ringwould Alpines Dover Road Ringwould Kent, ref 24/00165

Woodhill Farm, Ringwould Rd, Kingsdown, Kent, ref 24/00112

The Parish Council sent their thoughts to DDC.

137/25 Neighbourhood Plan

- i) Funding stopped, implications and other sources of funding. Cllr Hogben discussed the options with KKC Councillor Bridget Porter to see if there any grants available to support Neighbourhood Plan. To go on September meeting agenda.

138/25 Correspondence

- a) Kent Police newsletter. This was noted.
- b) Email from a local resident regarding the dangerous parking around and on the junctions of The Rise and Glen Road, and Kings Close and Glen Road, and Sea Road and Glen Road. This is worse during school drop off and pick up. Clerk to email School and highlight the challenges during the drop off and pick up and what can be done.

139/25 Matters of General Interest

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

None.

140/25 To agree date of next meeting. Next meeting 8 September 7pm Ringwould Village Hall.



141/25 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