



Minutes of a Meeting of Ringwould and Kingsdown Parish Council held in Ringwould Village Hall on 13th October 2025 at 7. 00pm

169/25 Cllr Hogben proposed that Cllr Hansom act as Clerk for the duration of the meeting, seconded by Cllr Bremner and all councillors voted in favour.

170/25 Present were Cllr Hogben (Chair) Cllr Hansom, Cllr Bremner, Cllr Meeke, Cllr Selwyn, DDC Councillor Richardson, KCC Councillor Porter and six members of the public. Apologies received from the Clerk Ahti Nigol, Cllr Wilson, Cllr Hermer and DDC Cllr Bates.

171/25 Cllr Hansom declared an interest in item 176/25 b) ii)

172/25 To approve the Minutes of the Ordinary Meeting 8th September 2025, approved subject to one comment from Cllr Bremner - add to 157/25 No use of chainsaw allowed "*as they don't have a licence*". Cllr Hogben proposed the adoption of the amended minutes as a true record of the meeting, seconded by Cllr Meeke, all councillors voted in favour.

173/25 Open session for members of the public to ask questions on items on the Agenda.

There have been a significant number of objections to the planning application 25/00925 and the members of the public present wished to look to the PC for support, the development would take away parking, be overbearing/overshadowing, and involve a loss of green space. DDC Cllr Richardson commented that this is a windfall application and therefore covered by SP4, it is not allocated in the Local Plan, and that the planning inspectorate has recently refused a similar application in Great Mongeham. DDC are filling their quota of housing with the LDP allocations. As there are a significant number of objections it will go before the planning committee. We should involve the DDC Heritage Officer. Could the PC strengthen up its conservation areas, combine the two? A nearby resident has a grade II listed house which will be overlooked by the development. Residents can keep putting in comments, the PC will comment this week.

A resident commented on vegetation around the parish overhanging paths and highways which needs attention. Councillor Hogben responded that a letter is being prepared advising householders of their responsibilities and asked if the resident could help prepare a list of hotspots and send to the Clerk.

174/25 Verbal report from DDC Councillor Richardson

1). BIO SECURITY CHECKS AT THE PORT OF DOVER

The content and conclusion of both the EFRA Committee's report on 'Biosecurity at the border: Britain's illegal meat crisis' on 8 September, and the latest report on 'UK-EU trade: towards a resilient border strategy' (15 Sept), bring home the stark reality of what is happening at our borders, why it is happening and what urgent action is needed now.

The reports echo DDC's and the DPHA's longstanding concerns around the significant risks illegal meat present to GB biosecurity at Dover – to public health, animal health, and national food safety - and calls for urgent action to protect our border. They confirm critical issues at Dover where significant volumes of illegal meat are seized (with year on year increases in seizure volumes), with a lack of resources to provide sufficient operational cover at the port, unsatisfactory facilities and the absence of enforcement powers. DDC commends the Committee's conclusions and recommendations and looks forward to the Government and DEFRA putting in place a plan to address the critical points in the reports, including:

Repurpose Bastion Point to support DPHA's enforcement activities

Provide DPHA with interim emergency funding to at least double its operational cover for anti-meat smuggling operations at the border.

Transfer enforcement powers and funding for personal imports of illegal meat to port health authorities.

Fine and prosecute repeat offenders or those who attempt to smuggle significant volumes of illegal meat.

Clarify Sevington's future and support affected local authorities

2). COMMUNITY IMPACT FUND

Community groups supporting local people with the cost of living are being invited to apply to Dover District Council's Cost of Living Community Impact Fund – which opened on 17th September. It is set to provide around £50,000 in an autumn/winter round of funding to help local community groups deliver their vital work in our communities. Applicants can apply for grants of £100 - £5,000. The Community Impact Fund is a grant scheme set up in line with DDC's Cost of Living Plan. Applicants must demonstrate the impact that projects will have on helping to bridge the cost-of-living gap for the benefit of the local community. The closing date for applications is 15 October 2025.

4). NEW BLOOD TEST SERVICE IN VICTORIA HOSPITAL DEAL

Residents of Deal and the surrounding areas will be able to access blood tests at Victoria Hospital, Deal from 27 October 2025. The new community phlebotomy service will be provided by Kent Community Health NHS Foundation Trust and will complement routine blood tests already available through general practice, increasing local access to testing. There is no change to the routine and diagnostic blood tests currently offered by general practices, which now offer more blood testing appointments than ever before. However, the introduction of this service at Victoria Hospital will provide additional appointments for specific needs.

The specialist service will launch in two phases, with phase one running four days within the first month and including:

Urgent testing - tests that need to be prioritised due to clinical urgency.

Difficult venipuncture - also referred to as 'difficulty obtaining a blood sample', often due to factors like small or fragile veins.

Fasting - where the patient must avoid food and drink for a specified period before the blood test.

Glucose tolerance testing - a specific test that measures the body's response to sugar over time.

The second phase, incorporating a children's clinic, is planned for January 2026. All appointments will be available through referrals from GPs or other health professionals.

5. HEALTH INNOVATION FUND

Dover District Health Alliance has now launched its Health Innovation Fund and is accepting applications.

This funding offers grants of up to £10,000 per organisation to support new or adapted community projects that addresses one or more of the following local health priorities:

1. Healthy Weight / Healthy Lifestyle (priority wards - Town & Castle, St Radigunds, Tower Hamlets)

Target group: Children in Reception and Year 6 in wards with the highest obesity levels

2. Healthy Minds (priority wards – district wide)

Target group: U18s awaiting ASD/ADHD diagnosis

3. Long Term Health Conditions (priority wards - Aylesham, Eythorne & Shepherdswell, Walmer)

4. Target group: prevention of cardiovascular disease in adults 50+ in specific district wards

Application window: Open: 15th September 2025 Close: 31st October 2025

Please note: They are only accepting applications through the Social Impact Gateway. The link to sign up to this free platform is here:

<https://app.plinth.org.uk/application/q8dJJLEbThnyrw0dWvG>

We encourage you to apply or share this opportunity with others who may benefit.

If you have any questions or need support with your application, feel free to get in touch.

6. RURAL ENGLAND PROSPERITY FUND

Small businesses and community organisations in the district are being invited to apply for funding to boost investment in rural areas and support local communities.

The Rural England Prosperity Fund (REPF) grant scheme has opened for applications for 2025/26, with over £120,000 REPF funding available to support rural businesses and communities in the district. The fund is being used to generate employment opportunities and business growth, strengthen community cohesion and resilience, and improve local facilities and amenities.

Grants are available for:

Rural Businesses - small businesses with less than 50 employees and a turnover under £10m can apply for: capital funding for equipment that directly supports job creation and retention; up to 50% of their costs

Rural Communities - voluntary organisations, registered charities and parish councils can apply for: funding for equipment that benefits local communities; up to 100% of their costs.

The maximum grant is £10,000 and projects must be completed by 31 December 2025. Application forms must be returned to DDC by mid-day on Friday 7 November

2025. For more information, or to make an application, please see the REPF page on the DDC website at www.dover.gov.uk/repf

LOCAL ISSUES

1. BEACH HUTS

Martin met with Cllr Williams on 11th September to discuss concerns that she had around DDC's management of the beach huts. During the meeting Martin and Helen agreed a list of questions which he forwarded to the Head of Property Services on 14th September. A reply was received on 26th September and answered our questions as follows:

1. What are the timescales for completion of the transition? When will the beach huts be fully operational and painted?

All huts that remain on site have all been offered on a lease basis until February 2028. The remaining empty plots (where previous owners removed their huts) are awaiting planning consent.

Huts were painted externally as part of the repair programme.

2. How many people are still on the waiting list?

There are currently 27 names on the waiting list

3. What disabled provisions have been made to enable people to access the beach huts?

Where known, applicants with a disability have been offered huts nearest to the walkway. Disabled provision given the location is difficult to facilitate.

4. There are a number of beach huts missing from the update that you provided recently. They are: 3, 6, 12, 14, 19 and 20. Why were they included and what is the position with them?

I am unsure what you are referring to here I'm afraid

5. How much has this exercise cost so far and how much income has been received?

I am unsure why this question is being asked? As you are aware we have regularised the beach hut provision across the district so all huts are paying a consistent fee. Huts that remain and any new huts that are to be installed will be paying £1,535 per annum. The exercise in Kingsdown (and more widely) has been undertaken to ensure we are consistent with the service that we provide across the district.

6. How much will it cost to replace those beach huts that are no longer fit for purpose?

A tender exercise will need to be undertaken to determine costs (we estimate £3k - £4k per hut)

7. There are concerns around the boat plots wherein some vessels are not being removed during the winter. Are the plot tenants entitled to do this?

Boats may remain in situ all year round as per their licence

Following on from this exchange we were advised on 29th September that planning permission would be sought the provision of 4 replacement beach huts and 6 new ones.

2. FOOTPATH ER19

On 26th September Sharon wrote to Martin concerning the partial closure of ER19 whilst the development in Ringwould Rd takes place. It will last for six months in the

first instance. Heather Waller of PROW has said during that period she will monitor closely and come out to site to make sure that the closure is actually warranted. They can rescind the closure if there is sufficient evidence and to this end Sharon said that if there is evidence the closure is causing problems and safety concerns we will pass this onto her. Heather is also minded to not allow any extension of the 6 month closure if it is asked for and has said that if we can let her know of any complaints then this will strengthen her case.

Martin has agreed that we would both help as much as is possible and suggested that we also involve Cllr Porter given that management of footpaths falls within KCC's jurisdiction. He has also suggested that we have a site visit to the location once the closure is in place.

174/25 Verbal report from KCC Councillor Porter LGR Update

Kent's 14 Councils are set to abolish themselves under Government proposals and be replaced by 3 or 4 new, larger unitary councils.

The majority of Councils opted for 4 new Councils, namely North , West ,Mid and East Kent .However North Kent (Dartford and Gravesend) , Medway and KCC want their models taken forward..

KCC preferred option for LGR , a single unitary council covering Kent and Medway ,to include 3 Area Assemblies will now be taken to the next stage after a discussion at the Kent Leaders Forum.

KCC Leader has made the case for a single unitary authority , believing that multiple authorities would not be cost effective . The Government will have the final say.

Cllr Chrisp Hespe added “ we will always put the residents of Kent first.

Climate Change Initiative

On 18th September KCC Members voted to rescind the Climate Change Initiative agreed in 2019 by the previous administration.

Previously the designation had been that KCC had endorsed the anthropogenic climate catastrophic agenda ,pushed that narrative through its policies and practices , such as procurement to the detriment of small local suppliers .

There are simply too many anomalies evident in climate catastrophism ideology for KCC , as a serious body,. to continue with its declaration of climate emergency.

Campaign for Ashford and Ebbsfleet

On 26th September KCC united with council partners , MP's local businesses and stakeholders to demand the return of International Rail services to Ashford and Ebbsfleet .

The people of Kent have waited long enough. It's time to open the door to competition.

KCC Leader Linden Kemkaren joined a powerful coalition including Lord Hendy , potential new train operators , French National Assembly deputy Vincent Caure to advance the case for Kent , thus boosting trade ,tourism and employment.

The Minister reiterated his firm backing for international services returning to Ashford and Ebbsfleet and confirmed the government's support .This formal position already

detailed in his letter to the Office of Rail and Road which states “ reopening Kent’s stations is an important consideration for allocating depot space to competition from other providers”

KCC are more confident than ever that a compelling case for Kent has been made .

A petition organised by local campaigners has attracted more than 75,000 signatures ,underlining the strength of public demand for the return of this vital service. If you haven’t already signed and wish to , please visit www.change.org/p/bring-back-eurostar-train-services-to-kent

Debt

In May 2025 KCC debt was £732 million. In September after negotiation with Barclays Bank , a loan taken out by the previous administration was repaid 40 years early , saving £670,000 per year in interest payments. This equates to a saving of £1820 per day . Debt in 2026 will fall to £650million .

176/25 Finance

All Cllrs had seen the list of payments and bank reconciliation and Cllr Meeke proposed and Cllr Selwyn seconded that the payments be made, those that are completed be ratified and the reconciliation for September be noted together with the External Auditors Report and Certificate 2024-2025 all councillors voted in favour.

176/25 Planning

Noted:

- i) 25/00931 Beech Tree Cottage Back Street Ringwould CT14 8HL Erection of a single storey rear extension (existing conservatory to be demolished) Planning permission granted. 25/00234/A St Annes Back Street Ringwould Deal Kent CT14 8HL Non-material amendment to planning permission 25/00234 (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) to reduce size and reposition annexe. Approve Non-material Amendment.
- ii) 25/00234/A St Annes Back Street Ringwould Deal Kent CT14 8HL Non-material amendment to planning permission 25/00234 (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) to reduce size and reposition annexe. Approve Non-material Amendment.

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

- i) 25/01052 Ringwould House, Church Lane, Ringwould, Deal. Fell to ground level 2 x Beech (T1 and T4) and 2 x Sycamore (T2 and T5), all the subject of Tree Preservation Order No 3 of 1984.
- ii) 25/01031 Kingsdown Beach Hut Site , East Of Wellington Parade, CT14 8AG Erection of 6 beach huts and 4 replacement beach huts along with associated infrastructure. We object on the following basis;

A recently added (19th October) design and access statement has made mention of the existence of the Kingsdown Conservation Area (KCA), however there is still no Heritage Statement. The special character of this area needs to be explained and the impact of these proposals on it fully evaluated. No reference is made either to the KCA character appraisal document. This is an iconic site for Kingsdown which is well visited by locals and tourists alike and requires careful management if it is not to have a detrimental impact. The location map showing site perimeter and access is very ambiguous - it is not clear what is the site area and what is access. Parish land is also included in there and what appears to be land from Lifeboat house. We would like to ask for this map to be made more clear. The application statement makes the assumption that there is no biodiversity to worry about on the site, however this is part of the Walmer and Kingsdown Local Wildlife site for which there is a Beach Management Plan 2024-29. No reference is made to this plan. The boat plot area behind the huts is vegetated shingle and care must be taken during any works not to damage this. Section 15 of this document also mentions there are no trees, bushes or hedges on site when there is in fact a large fig tree which needs preserving. Mention is made of the huts being replaced "like for like", however there are local concerns that existing huts have abundant character due to the hand painted assortment of colours and replacements would be from a limited range of designs and colours.

- iii) 25/00925 New House, Front Street, Ringwould, Deal. Erection of 3 dwellings with associated access and parking (existing dwelling & garage demolished)

The Parish Council would like to strongly object to 25/00925 for the following reasons: The proposed development is in the Ringwould Conservation Area (RCA). As yet there has been no comment from Heritage and we are concerned that attention is not being paid to the special character of the area. Neighbouring this site are 3 Grade 2 listed buildings which have no foundations and so could be severely affected by groundworks nearby. We feel that the proposed development would adversely affect the character and appearance of the RCA. We note that in Mongeham an appeal was dismissed (17th September 25) regarding development affecting the CA. We would also refer to SP4 which states that a balance must be achieved between allowing windfall developments such as this in rural settlements and the need to protect the scale, character, built form, economy, heritage and natural environment of the settlements themselves, as well as their settings and surrounding countryside. Although the DDLDP states that new builds must have adequate parking, large front parking areas are not characteristic of the RCA and we feel that this would detract from the street scene. The plans show parking for 6 cars which would change the character considerably. There are also local concerns that the very limited parking in Front street would be considerably reduced for nearby residents if they could not park here. It is worth noting that there have been 2 houses built in Back Street by the same applicant and these

are regarded locally as detracting from the local vernacular due to their ugly parking frontage, white rain goods and white plastic fenestration, soffits and fascias. The site is high up and highly visible in the street - we have concerns that the layout of the 3 buildings would detract from the street scene. There is also an important flint wall to the right and left of the property which is part of the local vernacular and must be retained and protected during any building works. Front street is very narrow but nonetheless is the main thoroughfare for Ringwould. Residents have concerns that construction traffic would block the road for long periods of time which could be dangerous should emergency vehicles need to get through. There are concerns that 3 houses on the plot is overdevelopment - currently there is one house on the plot. Councillors have visited the site and looked at the nearby buildings - we find that these are characterised by:- hipped porches- black water goods- flint at the base of the walls- dutch gables- arched brick lintels over windows- lime mortar- hung tiles- wooden windows- hipped gables - black wooden boarding - opposite at the Forge- small bricks of muted yellow and browns tones The cottages opposite are grade 2 listed as is the house to the right. It is worth noting that the house to the right is on chalk and does not have modern foundations so would suffer from heavy building works. We would welcome the opportunity as a council to meet with a Heritage officer on site to discuss our thoughts on this

- iv) 25/01021 Erection of two storey dwelling (self build) and detached annexe, Land South Of Seascape Church Cliff Kingsdown CT14 8AT

The Parish Council discussed this planning application and decided that they would not object or support but have comments. We do not object to the principal of development on the site but have the following comments:

Overall the plans look to be well thought out and clearly show maximum mature tree retention on the site and look to limit damage to existing trees on the boundary, belonging to a third party.

There are only 2 parking spaces mentioned in the application document and only one dwelling is indicated. The annexe itself would need to have an allocated parking space. There is no parking along the length of Church Cliffe on the road as this would make access for residents difficult.

Although this site, as a self build, is exempt from Biodiversity Net Gain legislation we would like to see the measures detailed on P33 of the applicants ecological survey implemented.

We consider this to be a locally special site as it is bordered by mature beech trees and is linked to neighbouring wooded areas and more widely to other areas of mature trees along Church Cliffe. The trees on the site are part of a wider wildlife corridor. It is hoped that there will be careful monitoring of works to ensure that tree roots along the boundary are not disturbed. It is mentioned in the arboricultural impact survey that T12-T17 - all beech trees, will need to be crown lifted, these are owned by a neighbouring landowner who presumably has

given permission and is happy with the proposals?

The survey mentions bats potentially roosting in the trees which would indicate the need for a bat survey. Also dormouse and reptile surveys are indicated as possibly necessary. Thus far only a reptile survey has been completed. Are there plans to complete the others.

PV's are mentioned but not solar thermal water heating - we would like to see air source heat pumps and solar thermal incorporated into the design.

We have concerns that the annexe is not for private use but would be used as a commercial enterprise. Church Cliffe is a private road and extra traffic along here would make life difficult for existing residents.

c) DDC Planning Enforcement meeting

Cllr Hansom reported that the meeting was very informative, an opportunity to be introduced to the Planning and Development team which now includes the Enforcement Officers, the meeting included a Q and A session covering topics such as retrospective planning applications. DDC have a very good Planning Enforcement Plan on their website, which explains quite clearly their procedure, principles and priorities and we ought to put a link to it onto our own website.

d) Design Codes for DDC

DDC have a very interesting online survey which ought to be looked at by all councillors and completed by 9th November 2025

177/25 Management of Trees and Woodland

Cllr Hogben reported that the tree surgeon had completed works on a sycamore tree in Hangmans Lane field, Ringwold and also removal of an ash tree on The Drove. Work will now continue on clearing ER15 early November. Julian is also working on signage in Freedown Woods and clearing ER14 next.

A letter is being prepared for householders that need reminding to clear vegetation overhanging from and causing obstructions to highways or footpaths. This will remind them of their responsibilities. If KCC have to do this work then they can pass on costs to the householder.

178/5 Allotments

i) Cllr Bremner reported that she had made good progress in chasing up 2 allotment holders, there were 3 outstanding payments, and 2 empty plots but she has someone interested that may take them both. One will be halved for the school to use, and the other half may be advertised on social media.

li) As to the parking issue following a meeting on site it was decided to put the preparation and drawing up of a plan to tender Cllr Hogben proposed that we get 3 quotes Cllr Meeke seconded it and all Cllrs voted in favour. The plans will be to dig back the bank, put in a wooden retaining wall and have diagonal parking. This will not restrict access for residents of the Droveway and will require planning permission.

179/25 Playing Fields

i) RoSPA safety report follow up

Cllr Meeke has visited the playground and questioned whether the child seats and certain of the posts actually needed replacing or whether we should hold off

replacement and repair it all at the same time because of the safety issue. Yellow items in the report need looking at, there are no red items highlighted. Julian has repaired netting behind the goal. Cllr Meeke and Cllr Selwyn to meet up and look at what is necessary at the playpark and report back to the next meeting.

ii) Replacement of damaged gate - deferred

iii) Signage replacement in parks - deferred

180/25 Campervans parking on seafront

Generally there is a problem in the summer season, which is made worse because the toilets are locked at night. Evidence is needed of what is happening down on Undercliffe Road at the moment. Action - report back to November meeting. There is an abandoned works van, but as the van has an MOT and is taxed until November we need to wait until then before reporting it.

181/25 Neighbourhood plan

The draft plan is with DDC who will start giving us comments and a biodiversity report will be sent to Natural England and other stakeholders for comments.

182/25 Health and Safety Policy review

Croner have quoted £180pm in addition to the £200pm we already pay for our HR cover to manage our Health and Safety requirements. Cllrs decided we don't want it Cllr Hansom proposed and Cllr Meeke seconded the proposal all in favour. Action - Cllr Hogben go back to them and decline the offer. Health and Safety report deferred to be read by all councillors before the next meeting.

183/25 Highways

The HIP process only allows us to have three priorities which we are working on alongside KCC. Cllr Bremner asked about whether this covers Ringwould as Front and Back Street suffer from speeding, and could we ask for a 20mph zone for Ringwould as a future project? A report on Ringwould speed issues is being prepared by residents for the Neighbourhood plan. A meeting is now required with KCC about the HIP to make further progress.

Cllr Meeke discussed the proposal that we install a VAS on the A258 at our expense, she preferred the idea of speed cameras as they are more effective. Cllr Hansom to look at the HIP and speed reports and report back to the next meeting.

184/25 Parish Bus Stop Shelter Grant 2025/2026

Cllr Hogben said that we will be entitled to some S106 money but we can't apply for it until we know the developer's plans at the site off the A258. Cllr Bremner suggested the Clerk apply for the money to install a canopy for the bus shelter on the other side of the A258.

185/25 Correspondence

We have been asked to consider twinning with an Italian lakeside town with 2000 inhabitants. We are interested but need more information, and Cllr Hogben suggested we ask the Clerk to seek more information re twinning so we can consider the benefits of such a scheme.

186/25 Parcel Locker

Cllr Meeke had investigated and obtained details of the proposal to install a Locker in the parish, the income could be as much as £1,400 pa depending on the size taken. Cllrs discussed whether the income could be shared between us and one of the Village Halls and discussion followed about the feasibility of using either Ringwould or Kingsdown Village Hall, particularly the parking issue. It was decided that Cllr

Hansom first approach Ringwould Village Hall Committee and attend the AGM on Tuesday 21st October at 5pm.

187/25 Matters of General Interest

Cllr Bremner raised the issue of the Agenda's being very full and the possibility of having more than one meeting a month. Cllr Hansom suggested if each Councillor takes on specific roles they could report back to the meetings each month without each Councillor being involved in each item on the Agenda. Cllr Hansom is lead councillor on Highways, Cllr Bremner is lead councillor for Allotments, Cllr Hogben is lead on the Neighbourhood Plan, and Cllrs Meeke and Selwyn to become lead councillors for Playing Fields. Cllr Hogben suggested we have an F & GP meeting to catch up on this months deferred business.

188/25 To agree date of next meeting as 10 November 2025

189/25 Confidential matters - None

There being no other business the meeting closed.