



**MINUTES OF THE ABOVE PARISH COUNCIL MONTHLY MEETING HELD IN RINGWOULD VILLAGE HALL
12TH JANUARY 2026 AT 7:00 PM.**

007/26 To record those present and accept any apologies

Present were Cllr Hogben (Chair), Cllr Selwyn, Cllr Bremner, Cllr Hansom, Cllr Meeke, Cllr Caplin, DDC Councillor Richardson and Parish Clerk. Apologies received from DDC Councillor Bates, Cllr Hermer, Cllr Wilson, KCC Councillor Porter

008/26 To Note any Declarations Pecuniary Interest (DPI), Other Significant Interests (OSI) or any Voluntary Interests

None.

009/26 To approve the following minutes:

- a. Ordinary Meeting 8th December 2025
The minutes were proposed as a true record of the meeting by Cllr Hogben seconded by Cllr Bremner and all members voted in favour.
- b. GP meeting 6th January 2026
The minutes were proposed as a true record of the meeting by Cllr Hogben seconded by Cllr Hansom and all members voted in favour.

010/26 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.

011/26 Local Community

- a) Update on benches repairs (Nelson Seat, Ringwould dump). There are six benches owned by the Parish Council and the contractor has started with repair works.
- b) Update on new dog bin on Ringwould Green. There is a spare bin that could be installed on Ringwould Green. Clerk to reach out to the Contractor.
- c) Update on twinning town. Clerk had reached out to KALC for more information and how to proceed with this request but had not heard back yet. To go February meeting agenda.

012/26 Verbal Reports by District and County Councillors

KCC member Bridget Porter sent a report on the following:

On November 28th 2025 Leader of KCC, Linden Kemkaren announced our proposed Kent and Medway Unitary Council with 3 Area Assemblies covering North, East and West Kent.

So decisions about the things that you see every day, happen closer to home. Local highways, Parks, Town Centres, Community safety.

We will cut the bureaucracy and simplify who does what.

Fewer politicians overall and clear lines of responsibility and a direct line to be heard.

Transparent local budgets

Performance dashboards

Modern resident engagement.

KCC will publish where every £ goes and how every decision performs.

Local area assemblies does not mean small and weak. Local means empowered and responsible.

Stronger local say and Countywide clout.

Seminar for Local Businesses

On December 20th KCC announced a full day Seminar for local businesses to better understand how



to work with the KCC

Taking place on Tuesday 27th January at Clive Emson Hall ME16 8PY the event will bring together suppliers, business partners, and KCC officers to launch our Commercial Strategy.

You'll have the opportunity to network, explore future opportunities, and learn how your organisation can support Kent's economy and communities.

Find out more information on the link below and register now for this FREE event.

<https://loom.ly/BpLQzBg>

DDC member Oliver Ricardson reported on the following:

Firstly, we would both like to wish you a very Happy New Year and to start it we would like to provide you with the shortest DDC report that we have ever been privileged to draft. There is only one DDC issue to advise you of at present:

STREET LIGHTING

During a recent conversation we had with the clerk at St Margaret's we were advised that a number of the streetlights were failing. Following contact with DDC Property Services we discovered that several of the LED replacements which were installed two or three years ago were faulty. The supplier has admitted liability and DDC will be replacing them over the next few months. If you discover any issues within the parish, could you please let Keith Watson know. A link to the spreadsheet is attached and we have also forwarded it by email to all parish councils within our ward.



DOVER INVENTORY
FINAL VERSION.xlsx

LOCAL ISSUES

1. BOAT PLOTS

Appendix 2.2.a of the Cabinet Agenda for their meeting of tonight shows a substantial 62% increase in charges for Kingsdown boat plots from the current £308 to £500. The reasoning is to bring them in line with other boat plot charges within Dover District. We will be placing a question to council on 28th January concerning the matter.

013/26 Finance

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

To	Reason	Gross amount	How paid	Vat
A Nigol	Clerks wages December	1028.84	BACS	0.00



A Nigol	December expenses	244.59	BACS	0.00
HMRC	PAYE/NIC	126.20	BACS	0.00
J Harrison	Invoice 1250	1441.10	BACS	0.00
J Harrison	Invoice 1251	476.25	BACS	0.00
Croner	HR contract	132.44	DD	21.04
L Morris	Emergency Tree works	500.00	BACS	0.00

December income: Field rent: 90.00

- b. To note reconciliation for December.
The reconciliation for December was noted.

014/26 Precept/budget

- a) Precept 2026/2027 final submission.
To request £62,970 from DDC as the precept figure. A new figure represents a 0.01% increase to the last precept. This was proposed by Cllr Hogben seconded by Cllr Meeke and all members voted in favour. Cllr Hogben and Clerk signed the Precept Demand form. Clerk to send the form to DDC.

015/26 Planning

- a) To note decisions made by the District Council:
 - i) 25/01176 9 Balmoral Road Kingsdown CT14 8DB Erection of a single storey rear extension (existing rear conservatory to be demolished)
Planning permission granted. Noted.
 - ii) 25/01147 Hillcroft Kingsdown Hill Kingsdown Deal Kent CT14 8EA
Erection of a front porch. Planning permission granted. Noted.
- b) To note the applications as listed, consider, and agree any comments to be sent to the District Council.
 - i) 25/01274 New House, Front Street, Ringwould, CT14 8HP Erection of 2 dwellings with associated access and parking (existing dwelling and garage demolished)
The Parish Council object for the following reasons:

We appreciate that many of our comments and those of villagers have been listened to and incorporated as part of this new scheme. In particular we are pleased to see that 2 dwellings are proposed and the developer plans to sit them down further into the site, there is also retention and improvement of the flint wall and a more sympathetic driveway arrangement freeing up road frontage for parking.

However, we still have reservations about the visual impact on the surrounding sensitive Ringwould Conservation Area, in particular nearby grade II listed buildings. Although it is said there are many styles locally there are some commonalities in terms of building materials -



- hipped porches and gables
- black water goods
- flint at the base of walls (this would tie in nicely with the front wall)
- lime mortar
- hung tiles
- wooden windows
- black wooden boarding
- small bricks of muted yellow and brown tones.

We feel the addition of these would make for a more sympathetic development.

We also would like to add that the siting of the planning notice on the porch of the house has been commented on by residents - it meant that to view it required trespassing on the grounds. It would have been better sited on the telegraph pole roadside.

- ii) 25/01330 Tudor Lodge, Church Cliff, Kingsdown, Deal. Erection of single storey rear extension, enclosed porch and loft conversion with 2 dormers. Erection of a detached garden room.

No comment.

- iii) 25/01252 (Amended details) Land On The North West Side Of, Liverpool Road, Walmer, CT14 7PN. Outline application for development up to 75 dwellings, associated landscaping and infrastructure (all matters reserved except access)

The Parish Council would like to object to 25/01252 for the following reasons:

The Transport Dynamics report commissioned by worried residents, gives in Parish Council opinion a more candid assessment of the transport difficulties associated with this site and details how the proposed footpath to link the site with Grams road will not be safely achievable currently and could discriminate against those with mobility impairments. If this is the case then the SAP15 conditions cannot be met and planning permission should not be granted.

The train station at Walmer is a 19 minute walk from the site with many roads to cross and difficult conditions, the closest bus stop 0.6km away - route 82, the next one being 1km away. To reach bus stops involves a hazardous walk along public highways without continuous footways. It appears that Stagecoach have not been consulted as to the viability of a bus stop on Liverpool Road. Driving will therefore be a necessity to someone living at this location - contrary to SP12 which promotes use of local transport and NPPF (21) which states that significant development should be focused on locations which can be made sustainable by promoting walking, cycling and public transport use, including by providing for attractive and well designed walking and cycling networks.

The conditions of SAP15 include widening of Liverpool Road, footway provision and traffic management. It can only be assumed that as this is a single track road it would need to be closed during these extensive works for extended periods of time. This would not be acceptable to the villagers of Kingsdown as there are only 3 routes into the village - this is widely used by emergency vehicles, the local bus services and parents of children attending Kingsdown Primary School. Kent fire and rescue have only responded as consultees from the point of view of emergency access onto and within the site. There is also the additional worry to Kingsdown residents of the Woodhill Farm site on Ringwould Rd, SAP34. This also involves extensive road widening at the site entrance. If this is approved and built out at the same time as WAL15 there is the dangerous possibility of Kingsdown only having one route in and out along the seafront which would not be suitable for



emergency vehicles.

The site was rejected from the previous local plan due to highways issues and these have not gone away, there is still poor connectivity and accessibility and this seems to be the major concern of local residents. There is currently too much traffic for the A258, Station Rd, Grams Rd junction to cope with at peak times. Construction traffic would only exacerbate these problems.

Biodiversity - there is no mention in the Ecological impact assessment of the connectivity along Liverpool Road between high biodiversity sites in Kingsdown and along ER19 which is a wildlife corridor - widely used by bats for foraging. Dark skies are also important along here which will no doubt be disrupted by the development of the site and Liverpool Road. Low lux lighting would need to be a feature of any development. High light levels would be very damaging to the Local Wildlife Site at Hawkshill.

The area of mixed woodland adjacent to the site would be cut off from the wider countryside by the development, there need to be mitigation measures in place if this goes ahead.

There is currently no tree screening along the southern site boundary. Any development would need this tree screening to be in place early on in the build to ensure that it was mature enough to mitigate intrusion of the site into the wider countryside which comprises Ripple F3 Landscape Character Area (DDC 2020).

KCC seem to be in conflict with DDC SAP 15 measures. DDC acknowledges that the site is to be at partial risk of flooding from surface water - this will only be exacerbated by development where large areas will be tarmacked and block paved, funnelling water to the road. KCC make pronouncements about the site although they state that "no site-specific ground investigation has been undertaken, although reference is made to investigations from a nearby development which indicated good permeability of the underlying geology". It is well known locally that Liverpool Road sits wet at this point during rainfall events and in the winter, indicating poor drainage here. With climate change, rainfall events are more unpredictable every year. The flood risk survey acknowledges that there is a low to high risk of flooding currently due to rainfall running off the farmland. Proposed SUD's on site can only be used to slow down water and are not a failsafe against flooding. If the development goes ahead, it can only be assumed that this flood risk would increase. As one of 3 routes into Kingsdown village it is vital that this is not closed due to flooding.

016/26 Management of Trees & Woodland

- i) Emergency tree works on Butts following tree falling down on A258 - felling of several trees and clearing of ivy. The Parish Council reviewed the emergency tree work quote and decided to start removing them. This was proposed by Cllr Meeke seconded by Cllr Selwyn and all members voted in favour.
- ii) To discuss tree surveyor options. Cllr Hogben agreed to reach out to tree surveyors to get a quote from them.
- iii) Clearing debris from Butts and tree planting. The Parish Council agreed that once debris is cleared from Butts, some new trees could be planted.

017/26 Allotments

- i) Update from Cllr Bremner. One small and one medium allotment plot available at the moment. Compost heap. The Contractor to clear the area and install some notices for the allotment holders.
- ii) Parking on Droveway. To look at proposal from EZ-plans and move forward. This item was deferred.

018/26 Playing Fields



- i) Update on urgent repair works on the Ringwould play areas. Clerk to forward the list of urgent works to Cllr Hogben who can share it with the Contractor.
- ii) Update on gate repair in Kingsdown. The Parish Council reviewed the response from the person who had damaged the gate and decided to let the insurance deal with it.
- iii) Signage replacement update. All signs have been replaced with the correct information on them.

019/26 Highways

- i) Highways Improvement Plan. Cllr Hansom and Parish Clerk will attend the online meeting with the Highways Improvement Team on 20th January. The Parish Council agreed that the two main priorities at the moment are:
 - 1. Kingsdown. Speeding issues especially in the Rise and Upper Street and at all entrances to the village. 20 mph Roundels at village entrances on Glen Road and Ringwould Road and beside existing 20mph repeaters, two on Undercliffe Road and one on Oldstairs Road.
 - 2. Ringwould. Speeding issues in Ringwould which is used as a shortcut if the A258 is congested. 20mph speed limit for entire village with signage at all 5 entrances.

020/26 Parcel locker

This item was deferred.

021/26 Ringwould Village Hall

- i) To discuss the handrail and a ramp, improved parking. Chairman of the Ringwould Parish Hall attended the meeting and gave an overview of their plans. Village Hall is struggling with the parking capacity. The Councillors agreed to visit the site in a daylight to see how the parking space could be increased.

022/26 Matters of General Interest

None.

023/26 To agree date of next meeting: 9 February 2026 at 7PM in Ringwould Village Hall.

Meeting closed at 21:00

A Nigol

Parish Clerk