



**MINUTES OF THE ABOVE PARISH COUNCIL MONTHLY MEETING HELD IN RINGWOULD VILLAGE HALL
9th MARCH 2026 AT 7:00 PM.**

040/26 To record those present and accept any apologies

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

041/26 To Note any Declarations Pecuniary Interest (DPI), Other Significant Interests (OSI) or any Voluntary Interests

Cllr Wilson declared an interest in agenda item 046/26 a) Finance.

Cllr Hogben declared an interest in agenda item 047/26 b) Planning.

042/26 To approve the following minutes:

- a. Ordinary Meeting 12th January 2026

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

043/26 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.)

- A member of the public shared his views on the planning application 26/00109 and wanted to know what are The Parish Council views. Cllr Hogben explained that this will be covered under the agenda item 047/26 b)
- A member of the public queried about the PROW/DO/C545 Chalk Hill to Kingsdown woods. The Chair explained that previous Councillor dealt with this matter and acted as a private person and not representing the Parish Council. Cllr Hermer was appointed as a lead Councillor for PROW, however he was asked not to get involved with PROW/DO/C545 Chalk Hill to Kingsdown woods. Clerk to contact KCC and explain the situation. A member of the public also queried when the maintenance works on No Name Road will be carried out.

044/26 Local Community

- a) Village shop. Report from Community meeting.
A members of the public gave a brief update on Village shop Community meeting which was held on 18 March in Kingsdown Village Hall. They had been looking on the Plunkett rules and planning to put together a business plan with proper accounts and valuations.
- b) Defibrillators update. Defibrillator near Kingsdown Village Hall needs replacing. The Council agreed to purchase a new defibrillator (cost £950) and install a new defibrillator in Ringwould, near the Five Bells (cost £1854). This was proposed by Cllr Wilson seconded by Cllr Bremner and all members voted in favour. Cllr Bremner to post on socials about the out of service defibrillator in Kingsdown. Clerk to inform the contractor to install the new ones asap.
- c) Update on twinning town. This item was deferred.
- d) Update on benches repairs (Nelson Seat, Ringwould dump). No update.
- e) Update on new dog bin on Ringwould Green. The bin has been removed. Clerk to check whether DDC has removed the broken one and installing a new one.
- f) Dog bin at bottom of Kingsdown Hill. Cllr Hogben to investigate who the landowner is and if they allow the Parish Council to install a dog bin.
- g) The Boat plots management. This item was deferred.



045/26 Verbal Reports by District and County Councillors

Cllr Porter from KCC read her report with highlights on:

Forever Active Kent Service

KCC Cabinet Member for Adult Social Care, Diane Morton announced funding for 28 charities, social enterprises and clubs of over £6,000 a year over 3 years to help run activities for KCC's new Forever Active Kent Service. Supported by Active Kent and Medway, the Forever Active Kent Service kicks off in April 2026 to inspire residents 50 years and older to be active and along the way.....

Meet new friends, helping to boost mental health and wellbeing.

Improve strength and balance and lower the risk of long-term health conditions including cancer and depression.

In this area Deal and Sandwich Primary Care network have received the funding and are running activity sessions from Age Concern ,Sandwich .

Further information is available on the KCC website.

Secondary School Placements for September 2026

96% of Kent pupils have been offered a place at one of their preferred Secondary Schools.

Beverley Fordham KCC Cabinet Member for Education and Skills reported that 79% of children have been offered a place at their 1st preference.

This year children will be enrolled on the waiting lists of higher preference schools they are eligible for but were not offered.

Appeals must be lodged by Monday 30th March.

KCC will hold a 2nd round of offers on Thursday 23rd April for any spaces that become available.

Industry Leaders Inspire Young People to take up careers in Science, Technology, Engineering and Mathematics. (STEM)

Worldly Wise, a community interest company ,which partners industry ambassadors with schools received a £43,840 grant to deliver talks to young people to encourage them into STEM subjects .Over 18 months Worldly Wise connected 85 STEM companies with 800 pupils over 44 schools.

KCC Cabinet Member for Economic Development and Special Projects, David Wimble said ...

Championing careers in Science ,Technology ,Engineering and Mathematics is crucial to ensuring our young people have the role models to inspire them into doing great things.

The scheme targets young people , particularly young girls, between the ages of 11 and 18 within a sector where only 28% of the workforce are women. More information is available on www.worldly-wise.org or email info@worldly-wise.org to find out what's involved , either as an education provider or business ambassador.

DDC member Martin Bates reported on the following:

LOCAL ISSUES

1. PLANNING APPLICATION AT RAYS BOTTOM

We are fully aware of the objections to this application particularly in the light of the probably negative impact that the increasing traffic will have on traffic going between Walmer and Kingsdown. We have been in contact with a District Councillor for Walmer, Cllr Chris Vinson, and we have agreed to work together on this issue. He has had several discussions with the planning officer and much will depend on the response from KCC Highways to the current consultation which ended in February. The response is still awaited.

2. PLANNING APPLICATION AT RINGWOULD RD



I have agreed to speak at Planning Committee in support of the resident's concerns over the developer's proposals. A date for its appearance at Committee is still awaited.

3. WELLINGTON PARADE

In response to a complaint from a local resident Cllr Richardson asked the following question:

"Towards the end of last year approximately one kilometre of publicly owned land at Wellington Parade, owned by Dover District Council and managed in partnership with White Cliffs Countryside Partnership, was subject to extensive disturbance by heavy machinery, resulting in the destruction of established vegetation and harm to wildlife habitat.

Given the Council's duty to protect public land and environmental assets, can the portfolio Holder set out clearly why this activity was not prevented, what formal action the Council has taken since the damage occurred, what enforceable measures are now being implemented to prevent any recurrence, and whether the Council is pursuing full financial recovery from those responsible, including the cost of remediation and any associated legal or officers time?"

The response was as follows.

"Parks and Open Spaces has investigated these unauthorised removal of a narrow strip of vegetation alongside Wellington Parade and continues to work with relevant parties. We are confident there will not be a recurrence. The vegetation, which was removed outside bird nesting season, was largely composed of alexanders and brambles and will therefore regenerate rapidly without any need for interventions. There are no additional costs incurred by the Council to regenerate the habitat therefore no cost of remediation. Officers already engage with the relevant parties to promote the Kingsdown and Walmer Wildlife Site, without seeking compensation, and we continue to manage the site according to the plan that was adopted by DDC's Cabinet in October 2024. This includes organisation of monthly volunteer tasks, which attract an average of 8 attendees. The last task was held on Thursday 19th February and was attended by 6 volunteers. "

Purely by coincidence the Cabinet had noted the Biodiversity Duty Report on 2nd March which was an update on measures to improve biodiversity within the District. As one of its key achievements the report included:

"On-site enhancement projects including installation of timber bollards along Wellington Parade, Kingsdown to protect vegetation."

It then transpired that new bollards had been placed to protect the Walmer end of Wellington Parade but not on the Kingsdown side. We were assured that the installation of new bollards was included in the next phase.

4. KINGSDOWN POST OFFICE

Unfortunately, I was unable to attend the meeting on 18th February because I was tied up at another in Deal.

However, I have discussed your concerns with the Head of Investments, Growth and Tourism, Place and Environment. He would be happy to meet with you and provide any assistance they can.

NEWS FROM DDC

1. COMMUNITY GOVERNANCE REVIEW

A Community Governance Review is the process used to consider parish arrangements. A review can cover the whole or part of the district and may look at a range of options, including (but not limited to) the electoral arrangements for parishes — such as the number of councillors for each parish or parish ward, and the ordinary year of election. The Council must ensure that community governance within the review area reflects local identities and interests, and that it is effective and convenient.

This Review will focus on the number of councillors allocated to each town/parish council. Further information is available on our website: www.dover.gov.uk/elections. The Community Governance Review is a public consultation, and DDC welcome responses from residents, town councils, and parish councils.

You can take part in the first stage of the consultation by completing the online form by 2 April 2026:

<https://forms.office.com/e/fL9WeT9bkr>. Alternatively, you can submit your representation in writing by 2 April 2026:



- Email: elections@dover.gov.uk
- Post: Electoral Services (CGR), Council Offices, White Cliffs Business Park, Whitfield, Dover CT16 3PJ

All representations on councillor numbers will be considered. Consultees who provide contact details will be notified of the outcome of the Review. The names of individual consultees will not be published, and all personal information (names, addresses, and email addresses) will be destroyed one month after the Community Governance Reorganisation Order has been made.

KINGSDOWN – We have been told that the proposal from DDC is to maintain the current number of parish councillors at 9.

2. LOCAL APPRENTICESHIPS

DDC is reminding local businesses they can apply for funding to support them in taking on an apprentice. Funds continue to be made available through the scheme to encourage employers to boost their businesses and discover new talent or develop the skills of existing employees through apprenticeships. The council continues to provide this opportunity by offering to transfer part of its apprenticeship levy fund to local businesses.

DDC has also offered a range of apprenticeships, graduate placements and work experience within the authority, and currently has three apprentices. For more information on apprenticeships, or full eligibility criteria for the Apprenticeship Levy scheme in the district or details on how to apply to the scheme, please see the [Apprenticeships](#) page on the DDC website.

3. DDC BUDGET

Dover District Council agreed its budget for 2026/27 at its meeting on 4th March. DDC agreed that the district council part of the Council Tax bill for a Band D property will increase by 2.98% (or £6.57 per year).

4. IMPACT FEST

Impact Fest is a free, fun-packed festival designed especially for young people aged 11-18 taking place at Pencester Gardens in Dover on 28 March from 2pm to 6pm.

The popular youth festival promises an exciting line-up of live music, creative workshops, sports activities, a gaming bus and the chance to win prizes.

Running for its second year, IMPACT Fest is organised by DCC with support from KCC, and supported by the Kent Police & Crime Commissioner, DDC, KCC's Family Hub, Jenner and other local partners. [Read the full press release.](#)

046/26 Finance

- To agree payments to be made and ratify those that are completed.
To approve the payment schedule for March 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 February	1009.63	BACS	0.00
A Nigol	February expenses	106.00	BACS	0.00
HMRC	PAYE/NIC	121.61	BACS	0.00
J Harrison	Invoice 1258	693.75	BACS	0.00



J Harrison	Invoice 1259	1153.69	BACS	0.00
Croner	HR contract	141.73	DD	22.52
RK Graphics	Play area signs	384.00	BACS	64.00
Ringwould Village Hall	Hall Hire	37.15	BACS	0.00
L Morris	Removal of 2 Large Dangerous Ash Trees next to Ringwould school fence line	800.00	BACS	0.00

February Income: Field rent: 72.00, Allotments: 100.00, Logs: 50.00

Total: 222.00

- b) To note reconciliation for February. The reconciliation for February was noted.

047/26 Planning

- a) Noted:

23/01428 Land Corner Of Northcote Road And Bayview Road Kingsdown CT14 8EH
Change of use and conversion of barn to dwelling with associated parking.
Permission granted.

25/01358 Danehurst Kingsdown Hill Kingsdown CT14 8EA Certificate of Lawfulness (proposed) for the erection of 4 dormer windows to east, north and west elevations to facilitate a loft conversion.
Certificate Proposed Granted.

25/01330 Tudor Lodge Church Cliff Kingsdown Deal CT14 8AT Erection of single storey rear extension, enclosed porch and loft conversion with 2 dormers. Erection of a detached garden room. Planning permission granted.

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

26/00109 Carfrae, Upper Street, Kingsdown, Deal. Erection of dwelling, swimming pool, erection of outbuildings to include changing room/office, bike/bin storage, ground mounted air source heat pumps, solar panels to outbuilding, pergola and landscaping (existing dwelling demolished) (Self-build)

The Parish Council decided to object to 26/00109 for the following reasons: Overdevelopment. The footprint and height of the new building are significantly greater than the existing bungalow. The broad elevation facing the road is overbearing and is out of keeping with the modest scale of the surrounding properties and an overdevelopment of the plot. The new two-storey house is rotated north south and pushed much closer to Upper Street, creating a dominant and out of character frontage. Highway safety on Upper Street. The applicant cannot use the small private lane, all construction traffic would be forced



to use Upper Street at a narrow pinch-point with limited width and poor visibility resulting in obstruction, unsafe manoeuvring and potential blocking of neighbour's access. The proposal offers no safe or practical construction access solution. Private Lane After the first part of the private vehicle access there is a turning to the right and a small private lane runs west in front of the six semi detached houses referred to above. The owners of Carfrae, Highbanks, Greenacre and Stoney Lodge do not have a right of way over this small private lane. The owners of the six semi-detached houses each own that part of the lane that runs between the front of their house and their own gardens on the other side of the lane, and they grant mutual rights of way over the lane to the owners of each of the other five semi-detached houses. No one else has a right of way over the lane, it is private and maintained by the six owners. Water, drains and gas pipes pass under the lane which will not support heavy vehicles. The applicant, builders, contractors or delivery vehicles have no legal right to use it for access, deliveries, turning or parking.

26/00124 Trafalgar Cottage, North Road, Kingsdown, Deal Erection of single storey rear/side extensions and bike store, replacement doors, widen vehicular access and paint boundary wall white. No comments.

25/00112 (Amended) Land North West Of Kingsdown Recreation Ground, Ringwold Road, Kingsdown

Erection of 70 dwellings including access, parking, landscaping, and associated infrastructure.

The Parish Council decided to object to 25/00112 for the following reasons

As a result of the changes made to this application in February 2026 Ringwold with Kingsdown Parish Council would like to reiterate the objections made in their comment of March 2025 (the conclusions of which are set out below) and now have the following objections to make: 1. Archaeology - the "double-ring ditch" revelation is a major new material consideration. The applicant now admits a previously unidentified double-ring ditch of potential archaeological significance and as a consequence the need for an 8m buffer, a Written Scheme of Investigation (WSI) and that the layout had to be redesigned to avoid harm indicating that: a) The original archaeological assessment was inadequate. If a feature of this scale was only identified after KCC intervention, the original desk-based assessment and evaluation were insufficient. This undermines the credibility of the applicant's evidence base. b) The significance of the feature is still unknown. A double-ring ditch could be of regional or national importance and may be considered to be a non-designated heritage asset. The applicant proposes preservation in situ without establishing significance. This is contrary to NPPF requirements for proportionate investigation before layout is fixed. c) The "grass only" approach is not a heritage strategy, it is a convenience measure. No heritage impact assessment addendum has been provided. No assessment of setting, significance, or harm has been undertaken. No justification has been given for the chosen buffer. d) The applicant has not demonstrated that the remainder of the site is free of archaeology. If a major feature was missed once, the rest of the site is now in doubt. 2. The reduction from 70 to 64 homes triggers a new policy compliance question although the applicant claims the reduction "does not change compliance with SAP34". The site capacity is clearly lower than the applicant originally claimed. The allocation does not guarantee 64 homes, it requires a scheme that respects constraints. The revised layout still appears tight, especially around the western boundary and internal road geometry. This is over development demonstrated by forced layout changes. 3. Highways - the loss of the loop road is a new weakness as the new plans shows they can no longer loop the road and they have inserted a turning head on the western boundary. a) Refuse and fire access is now dependent on a constrained turning head, this will lead to increased reversing movements, noise, risk to pedestrians, and conflict with parked cars. b) The turning head is pushed toward the western boundary, leading to increased noise and disturbance, light



spill, and reduced landscape buffering. c) The change demonstrates the layout is being forced to fit the site. 4. Parking: 2.4 spaces per dwelling may now conflict with KCC guidance KCC's guidance emphasises the reduction of car dominance, promoting active travel and minimising hard surfacing. The layout has excessive parking, hardstanding, urbanisation. 5. Open space increase is not necessarily a benefit. a) Open space increases from 1.22ha to 1.38ha is not a design choice - it is a constraint response. It is not "generous provision" it is land they cannot build on. b) The open space is fragmented and peripheral. If the new open space is on the western edge around the archaeological feature it may not function as usable, central, accessible open space. The open space is constraint-driven, not designed. 6. Procedural fairness: this is a major amendment requiring re-consultation. A reduction of 6 homes, a new road layout, and a major archaeological constraint constitute a material amendment. DDC must reconsult neighbours, KCC Heritage, and Natural England. Parish Council Comments 11 March 2025 Conclusions Considering the setting in relation to the KDNL and LCA Ripple F3, the loss of good quality farming land and the strain on local transport and infrastructure we consider that this application does not meet the sustainability criteria set out in the NPPF. We note that DHA said in their public consultation document following conversations with DDC - "It was added that there was no in principle objection to the scale of development (total number of units) as long as it is technically supportable and does not give rise to unacceptable highways, amenity or other impacts". Many parishioners and the PC would argue that this will definitely cause unacceptable difficulties with highways and have significant impacts on amenities. Based on all the above arguments Ringwould with Kingsdown Parish Council considers that the proposals are in direct conflict with the relevant policies in the NPPF, the DDLP, and the advice given in the Kent Design Guide, and Building for a Healthy Life, by Homes England. We therefore respectfully request that the Council refuses this application for the reasons given above

26/00166 38 Kings Close, Kingsdown, CT14 8BA Erection of 2 dwellings, new vehicular access, driveway, steps and landscaping (existing shed to be demolished). No comments.

26/00165 Braeside Equestrian Centre, Nelson Park Road, St Margarets At Cliffe, CT15 6HL Extension to existing machinery store building for equestrian use. No comments.

048/26 Management of Trees & Woodland

i) The next steps for the Butts in Ringwould.

An Elm tree fell on the A258 on 29th Dec 25 - fortunately no cars or pedestrians were involved. The road was blocked and our tree surgeon was quickly on scene and cleared the road with the help of some Ringwould residents.

Cllr Hogben met with the tree surgeon as soon as he was available a few days later - to look at the trees. It was identified that there were a number of Elms on the Butts and these would need careful management - the tree surgeon suggested pollarding in the first instance but advised that if the trees were found to be badly diseased they would have to be felled due to the proximity to the road. A number of diseased Ash trees with dieback were also identified. The previous winter we had already had a number of dead ash trees removed from the corner of the junction - Ringwould Rd and A258.

The Parish Council identified that it would be impossible to work on the trees safely without the A258 having traffic management and reduced to one lane. KCC and the bus company were contacted. A traffic management company was recommended by KCC and they were engaged. A tree climber was also engaged by the tree surgeon so that the trees could be worked on in stages safely.



The Parish Council did not anticipate that all the elms would have to be removed. As the tree surgeons were working they discovered that the trees were diseased, rotting and unsafe. The surgeon therefore had a duty of care to remove them due to the proximity to the A258, the Learning opportunities Centre, the bus stop and footpath. It was only a matter of time before they fell down. We have since had a tree surveyor recommended by Jo Daniels the tree officer at DDC - to look at the trees around the parish with a view to producing a detailed risk report. He told us that he was confident that the Elms would regrow from the base - this is what happens - the top parts of the tree die off due to Dutch Elm disease, fall down and the roots remain viable so they regrow. We have created a dead hedge habitat which as the elms regrow will become a live hedge. The Parish Council also planted 20 mixed woodland species behind this dead hedge.

The tree surgeon looked at the DDC TPO register map prior to working and did not find any existing, temporary or pending TPO's.

It is with great sadness that the Parish Council had to fell so many diseased and dangerous trees around our parish. Last year the Parish Council applied for and won 650 trees from the Trust for Conservation Volunteers of which we planted around 400 trees in the Freedown wood and to form hedgerows at the allotments and Hangmans Lane in Ringwould in addition to the 20 on the Butts.

- ii) To review tree surveyor quote. The Parish Council reviewed the surveyor quote and decided to spend £1140 on tree survey. This was proposed by Cllr Wilson seconded by Cllr Caplin and all members voted in favour. Clerk to contact surveyor.

049/26 Allotments

- i) Update from Cllr Bremner.
A few fences need repairing. The compost pile has been pushed back.
- ii) Parking plans on Droveway. This item was deferred.

050/26 Playing Fields

- i) Update on urgent repair works on the Ringwould play areas. The contractor has been working on Ringwould play area and has completed almost all tasks.
- ii) Update on gate repair in Kingsdown. This item was deferred. To go on April agenda.

051/26 Highways Improvement Plan

- i) 20mph survey in Ringwould.
Cllr Hansom had prepared the questionnaire. Clerk had emailed the Highways team to review the questions and give some feedback. Volunteers will be required to do door to door survey. To go on April meeting agenda.

052/26 Parcel locker update

This item was deferred.

053/26 Ringwould Village Hall update

Mr. Parr gave an update on Village Hall plans highlighting the car park plans. They will need an Architect to draw the plans. The Village Hall interior timber will be all treated. The Parcel locker original location will now not be suitable and will have to be installed on the other side of the hall where the car park is.

054/26 Correspondence

- Community Resilience planning. This item was noted.
- Manston Airport consultation. This item was noted.
- Email from a local resident regarding dangerous trees between Church Cliffe and Cliffe Road. The Clerk had shared the information with the Council and Cllr Hermer had agreed to take a look. No update was received prior to this meeting.



- Email from a local resident regarding the felling of trees in the woodland adjacent to the A258. This item was mainly covered under the agenda item 048/26 i) Cllr Caplin agreed to respond to the email.
- Police newsletter from PC Bramble. This item was noted.
- Email regarding Trude Erdele centenary of channel swim. Cllr Hogben agreed to investigate and respond to this email.

055/26 Matters of General Interest

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

056/26 To agree date of next meeting- Next meeting Tuesday 14th April at 7PM in Ringwould Village Hall.

Meeting closed at 21:05

A Nigol
Parish Clerk