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

156/26 To record those present and accept any apologies
Present were Cllr Hogben (Chair), Cllr Selwyn, Cllr Bremner, Cllr Hermer, Cllr Hansom,
Cllr Caplin, Cllr Wilson, DDC Councillor Dodd and KCC Councillor Porter.
Parish Clerk and 16 members of the public. Apologies received from Cllr Pinkney and DDC Councillor Richardson.
Cllr Hogben informed that Cllr Meeke had resigned prior to the meeting.

157/26 To Note any Declarations Pecuniary Interest (DPI), Other Significant Interests (OSI) or any Voluntary Interests
None.

158/26 To approve the following minutes:

a. Ordinary Meeting 8th September 2026
The minutes were proposed as a true record of the meeting by Cllr Hermer seconded by Cllr Wilson and all members voted in favour.

159/26 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) The Parish Council support the designation of the footpath from the Rise up to Kingsdown woods as a PROW and serve the schedule 8 notice to the landowners. Several members of the public made comments on the footpath application.
b) Mr. Highton gave an update on the upcoming Ringwould with Kingsdown Habitat Management Events. 80% funding available from Big Chalk Funding. It was asked could the remaining 20% come from the Parish Council? More information to follow. To go on November meeting agenda.

160/26 PROW/DO/C545

a) Cllr Hogben gave an update on PROW/DO/C545 after conversations with a KCC PROW officer. The application is the queue Number 22, KCC process 12-14 application per year. This may still take another 2 years. It seems that the application must remain in the name of the Parish Council and this will not change if support is withdrawn. There are a lot of statements from members of the public which were submitted with the application. The Schedule 8 notice must still be served on the landowners of which we believe there are 2. There followed a discussion between councillors. Cllr Hermer proposed that the application be supported and the notice served, Cllr Sellwyn seconded. Cllrs Bremner and Caplin - abstained, Cllr Wilson – against. All others voted in favour. It was decided that the footpath application continue to be supported. Clerk to serve notices schedule 8 and 9.

161/26 Local Community

a) Dog bin at bottom of Kingsdown Hill and bin for the bin for the track to St Margarets. Location ///hoops.living.fairway. Cllr Hogben to meet the landowner with another member of the public. To go on November meeting agenda.

b) Signs in Oldestairs Road Kingsdown regarding idling. Cllr Hermer agreed to meet with the landowner. To go on November meeting agenda.

162/26 Verbal Reports by District and County Councillors
Cllr. Richardson had sent his report and highlighted on the following:

Local:

- Consultation on footpath (bought by Mrs Sandra Upton):

    1. to show at public footpath status a route running from the kissing gate at the north end of Public Footpath ER10, and along the seaward side of the fencing to the point where Public Footpath ER10 meets the seawall at Ringwould with Kingsdown on the basis of the public having used the route for an uninterrupted period of 20 years - reference PROW/DO/C488;

    2. to show as a byway open to all traffic that part of Public Footpath ER10 which commences at Oldstairs Road and connects to the seawall on the basis of historical documentary evidence - reference PROW/DO/C489.

    Parish Clerk has the details & responses have to be in to KCC by 6th November.

- PROW C545: Suggestion from Mariya Deschamps & Ian (Dusty) Miller that the application for footpath recognition has been withdrawn by RWKPC – advised that they speak to the Parish Clerk.

- We are helping Mr John Powell over potential Building violations during the construction of a house on Upper Street – Carfrae (26/00109).

Dover District Council:
Community Governance Review Final Recommendations as agreed by Council on Wednesday 30 September 2026.
There were to consultations carried out by DDC and at Full Council on 30th September the recommendation for Ringwould with Kingsdown Parish Council was that there was to be no change in the number of councillors (9) – (No change recommended at Stage 1 and the only response received at Stage 2 agreed with the recommendation)
Community Governance Review 2026
Prospective Councillor Event
An event is being held at the Dover District Council offices in Whitfield on Wednesday 4 November 2026 from 6.30pm to 9.30pm (entry from 5.45pm) for anyone interested in finding out more about becoming a Dover District Councillor.
On 6 May 2027, all 32 District Council seats at Dover District Council will be up for election. Councillors play a key role in representing communities, influencing decisions and shaping Dover District's future. The event will offer an opportunity to learn more about the role of a councillor, what commitment it involves, and the elections process.
Whether you're considering standing for election or simply curious about the role, this event offers an insight into local democracy and public service in a relaxed, welcoming environment.
For more information, or to book a place, please email the Democratic Services team at democraticservices@dover.gov.uk, call 01304 872764, or see the website at www.dover.gov.uk/prospective-councillor-event
Landmark Bench Building Opens in Dover

A multi-million-pound landmark development in Dover officially is now open
The Bench building has been officially launched, bringing a state-of-the-art education, creative arts and business centre to Bench Street just off the Market Square, in the heart of the town.
The Bench building, as part of the transformational Dover Beacon project, represents a major investment in Dover and the district's future, creating opportunities for local people to learn, work, create and connect.

Investment in New Play Areas
An exciting new-look play area has swung into action for Kearsney Abbey – with the official opening of a new £155k facility.
The area opened this summer and includes a stand-out multiplay unit, with a variety of features including slides, tunnels, fireman's pole, climbing walls and net seating.
Investment in Walmer and Deal
Excellent progress continues to be made on the construction of the new Deal Lesiure Centre, which is due to be completed before the end of 2027.
Work is also due to start this autumn on a new boardwalk on Walmer beach, following consultation with Walmer and Deal Town Councils and local accessibility groups. In January, DDC set aside a budget of £50k for works on the platform.
Following a diving survey in May, the second phase of a major programme of works to protect Deal Pier for future generations has now been set for next sprin
Community groups invited to apply for funding from latest round of DDC's Community Grants Scheme
Local community groups looking for funding are being invited to apply to the latest round of Dover District Council's Community Grants Scheme – which is now open.
The popular grants scheme is set to provide £50,000 in a winter round of funding to help local community groups deliver vital projects for the area.
Community groups that benefit the local area can apply for grants of between £100-£2,500 in this latest round of funding. The deadline for applications is 12 noon on Monday 26 October 2026.
Dover District Planning Department
Dover District Council has recently won three awards at the Royal Town Planning Institute (RTPI) South East Awards for Planning Excellence 2026

- Planning Authority of the Year
- Best Project (for the Reawakening the Maison Dieu project)
- Best in Region (also for the Reawakening the Maison Dieu project)

The RTPI judges praised DDC's planning service for being innovative, collaborative and high-performing. The award citation highlighted improvements in service performance, reduced delays, fewer extension-of-time agreements, the end of reliance on external consultants, and stronger engagement with residents and stakeholders.
The national finalists will be announced on 7 October 2026
FIVE-YEAR HOUSING LAND SUPPLY UPDATE BRIEFING NOTE (08.10.26)
The Council's 5-year housing land supply (5YHLS) is updated annually and is due to be published next week. Due to changes in national policy, the Council cannot demonstrate a 5YHLS for the five-year period 2026-2031. The following sets out the background and implications of this.

The Government requires every council to be able to demonstrate that it has deliverable housing sites to meet at least five years of housing need. This is known as the five-year housing land supply (5YHLS). Since the adoption of the Local Plan, Dover District Council has been able to demonstrate a 5YHLS comfortably. Subsequent changes to the National Planning Policy Framework (NPPF) have increased the housing need for the District to 772 homes a year, compared to the adopted Local Plan requirement of 611 homes a year. The Local Plan requirement is now less than 80% of the latest housing need; whereby the NPPF requires the Council to apply a 20% buffer (instead of 5% buffer) to the housing supply.
Officers have reviewed all housing sites expected to come forward between 2026 and 2031, based upon the required methodology. This is resulting in a shortfall, meaning a 5YHLS cannot be demonstrated.
The publication of the NPPF 2026 means the impact of not having a 5YHLS is different from the previous 'presumption in favour/titled balance' approach under previous versions of the NPPF and the implications are not as significant for Dover, due to the policies in the adopted Local Plan.
The NPPF 2026 introduces a permanent presumption in favour of sustainable development and sets out what this means for development within settlements and outside of settlements. When an authority cannot demonstrate a 5YHLS, sites that are physically well related to but outside of settlements become potentially acceptable in principle. For many settlements in Dover, this is the same as the approach set out in Policy SP4 of the adopted Local Plan. Whilst not having a 5YHLS means further weight can be given to the benefits of housing, it is not considered that this will result in a significant change to how applications are currently being considered.

Cllr Bridget Porter Kent County Council Member reported on the following:
Freedom of Kent Awarded to the Brigade of Gurkhas At a special meeting of the County Council on 17 September, Members voted unanimously to award the Freedom of the County of Kent to the Brigade of Gurkhas. This prestigious honour recognises more than 200 years of loyal and distinguished service to the United Kingdom and acknowledges the strong and longstanding relationship between the Gurkha community and Kent. The county is home to key Gurkha units, including the Royal Gurkha Rifles at Shorncliffe and the Queen's Gurkha Engineers in Maidstone.

Trading Standards Success Against Rogue Roofers
I was pleased to see the excellent work of KCC's Trading Standards team highlighted following a major prosecution against a group of rogue roofing contractors operating across Kent. Following a lengthy investigation, supported by Kent Police, one offender received a custodial sentence while two others received suspended prison sentences. The investigation revealed dishonest business practices, inflated charges, poor quality workmanship and the targeting of vulnerable and elderly residents. This successful prosecution demonstrates KCC's commitment to protecting Kent residents from fraud, scams and doorstep crime.

County Council Business
At the September County Council meeting, Members considered a number of important reports relating to governance, financial management and committee arrangements. The Council also debated several motions

covering support for veterans, road safety measures and concessionary bus travel. These debates provide an important opportunity for Members to discuss issues affecting residents across Kent and ensure local concerns are represented at county level.
Local Issues

I continue to work with residents, Parish Councils and KCC officers on a range of local matters including highways, public rights of way, drainage concerns and community infrastructure.

Thank you to all parish councillors who regularly raise issues and work collaboratively to help improve our local communities.

Keeping in Touch If your Parish Council has any concerns or issues, you would like me to raise with Kent County Council, please do not hesitate to contact me. I am always happy to attend parish meetings where my diary allows and to support local projects and initiatives.

163/26 Formal complaints procedure

a) To note that we have a formal complaint. This was noted.
b) To adopt a formal complaints procedure and to form a complaints committee. To adopt KALC complaints procedure and to form a complaints committee was proposed by Cllr Hogben seconded by Cllr Wilson and all members voted in favour.

164/26 Finance

a. To agree payments to be made and ratify those that are completed.
To approve the payment schedule for September 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 Sept	1104.88	BACS	0.00
A Nigol	Clerks expenses	111.51	BACS	0.00
Croner	HR subscription October	141.73	DD	22.52
Harrisons	Invoice 1298 goalposts instal	1359.00	BACS	0.00
Harrisons	Invoice 1299 grass cutting	693.75	BACS	0.00
Harrisons	Invoice 1300 waste removal	180.00	BACS	0.00
Harrisons	Invoice 1301 general maintenance	808.25	BACS	0.00
Harrisons	Invoice 1302 fallen trees woodland	160.00	BACS	0.00

KALC	Councillors training	120.00	BACS	20.00
KALC	Councillors training	60.00	BACS	10.00
Kingsdown and Ringwould Church of England Primary school	KRSSI233 Hall hire	76.88	BACS	0.00
Ringwould Village Hall	Invoice 196	28.00	BACS	0.00
Rialtas	Clerks Training invoice	240.00	BACS	40.00
Post office	NDP letters	99.50	CARD	0.00

Income:

FIELD RENT 5x18=90.00

ALLOTMENTS 707.50

TOTAL 797.50

b. To note reconciliation for September. This was noted.

165/26 Planning

a) To note decisions made by the District Council:

None.

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

26/00920 Land South Of Seascape, Church Cliff, Kingsdown, Kent
Erection of a two storey dwelling and detached annex.

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.

26/00896 Ringwould House, Church Lane, Ringwould, CT14 8FD Re-roofing of central flat roof. Works to include: removal of existing roofing materials & replacement with lead; removal of existing timber substrate & framing & replacement with new; removal of dormer window; removal of existing & installation of new rainwater goods. This application was withdrawn before the meeting.

26/00890 Coppice Lodge, Church Cliff, Kingsdown, CT14 8AT Erection of a carport.

No comment.

26/00853 Milner, Claremont Road, Kingsdown, CT14 8BU

Change of use of existing entrance lobby to dog grooming salon, garage conversion to habitable room with side extension, cladding, gates, external alterations, replacement roof, solar panels to main dwelling and garage roofs.

No comment.

c) (Pre-consultation) Proposed Telecommunication Installation at Land off Hangmans Lane, Hangmans Lane, Ringwould, Deal, CT14 8HW (NGR: E635653, N148187). This was noted.
d) DDC planning complaint response stage two update. No update (14.10.26 deadline)

166/26 Management of Trees & Woodland

a) Update on next steps for conservation volunteers – strimming / brush cutting course for volunteers. Cllr Hogben had circulated quotes for strimming /brush cutting course for volunteers. Cllr Hogben proposed to go with the cheapest quote (800+VAT) for six people. This was seconded by Cllr Hermer and all members voted in favour. Cllr Hogben to check the available dates for November.

b) Discussion on Freedown woods - what things could Parish Council ask for from developers at Rays Bottom to improve LWS? The representative of developers had suggested to ask for a donation of 5-10K.

c) Request to site a possible storage unit for the conservation group. This item was deferred.

167/26 Allotments

a) Update from Cllr Bremner
Currently there are two allotment plots available.
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b) To agree on water stations spending. Estimated cost would be 600-800 per station. 2 more quotes needed. To go on November meeting agenda.

c) Learning Opportunities school's query about the playing field. This item was deferred. To go on November meeting agenda.

168/26 Playing Fields

a) Update on gate repair in Kingsdown. The installation of new gates will take place w/c 19th October.

b) Update on goal posts in Ringwould. New goal posts have been installed.

c) Update on bin for Ringwould play area. This has been ordered from DDC.

169/26 Highways Improvement Plan

No update. To go on November meeting agenda.

170/26 Neighbourhood Development Plan

a) Neighbourhood plan consultation - consultation started on the 28th September until 9th November. A public meeting will take place 19 October at 7pm in Kingsdown Village Hall. All consultation information has been uploaded to the website.

171/26 Resilience planning

Cllr Hermer agreed to lead the project.

172/26 Correspondence

Noted.

173/26 Matters of General Interest

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

174/26 To agree date of next meeting- Monthly meeting 9th November 2026 in Ringwould Village Hall.

175/26 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. This item was not used.

Meeting closed at 20:40

A Nigol
Parish Clerk