



Rolvenden Parish Council

Minutes of a meeting of Rolvenden Parish Council held in Rolvenden Village Hall on 17th February 2022 at 7.30pm.

Present: Cllr Mrs D Curtain (Chairman), Cllr E Barham, Cllr S Bryant, Cllr Mrs F May, Cllr Mrs I Newman, Cllr G Tiltman, and Cllr Mrs L Walker

In attendance: Peter Setterfield PSLCC, Parish Clerk and Responsible Officer.

Also present: 10 members of the public

675. **Apologies for absence:**

Cllr Mrs T Turner (Annual leave) & Cllr A Johnstone (Unwell)

676. **Declarations of Interest:**

1. **Declarations of Members' Disclosable Pecuniary Interests:**

None.

2. **Declarations of Members' Other Significant Interests:**

Cllr Mrs D Curtain, trustee of War Memorial Trust.

Cllr Mrs I Newman, trustee of War Memorial Trust, trustee of the Non-Ecclesiastical Charities. Member of the Village Hall Committee

Cllr E Barham trustee of Basil Russel Trust, trustee of the Windmill Trust, Royal British Legion. Minute 678 (planning application 22/00152/AS & 22/00153/AS)

Cllr Mrs L Walker, treasurer Village Fete committee

Cllr Mrs F May, Secretary Rolvenden Village Hall

3. **Declarations of Members' Other Interests:**

None

677. **Public Participation:**

A resident raised the issue of the poor signposting of the diversionary routes being used during the replacement of the gas mains.

A site visit had been undertaken by the Kent County Council Ward member and some additional signposting has been supplied. The biggest issue is that although signs have been placed satnav does not necessarily match the planned diversion. The damage to verges will be reported to Highways.

678. **Planning:**

22/00189/AS Land South of, Thornden Lane, Rolvenden – Proposed 2No. detached residential dwellings with change of use for associated amenity garden.

Resolved: To object to the application on the following grounds:

In relation to the Rolvenden Neighbourhood Plan the application is contrary to policies:-

RNP1 a – as not designed to a high standard

RNP1 d – as not well integrated into the landscape

RNP3 a – the design would not enhance the landscape of the Area of Outstanding Natural Beauty

RNP 3 d – it would result in an unsympathetic change to the character of a rural lane. This is a no-through road, part of which is privately owned.

RNP5 – residential development will not generally be permitted on the periphery of Rolvenden Layne outside of the built-up confines.

RNP6 – residential development will not be permitted where there is a conflict with policies RNP1, 2, 3, 9, 10, 12 & 13 (see above)

RNP8 – dwelling size. The Housing Needs Survey identified a ZERO requirement for 4 bed homes in the village and since then we have had several built at Halden Field.

In relation to the Ashford Local Plan 2030:

HOU5 – specifies criteria from a to f which need to be met. This application meets none of these requirements.

ENV3a – a, e & g – development here, which does not adjoin the built up confines of Rolvenden Layne would constitute sporadic development to the detriment of the southern side of the rural lane, it would be visually intrusive and have a significant adverse effect on the Area of Outstanding Natural Beauty.

ENV3b – the development would have an adverse effect on the landscape and character of the Area of Outstanding Natural Beauty.

ENV5 – the development would have an adverse effect on landscape features that distinguish the character of the local area.

ENV9 – no details have been submitted to show compliance with the policy.

Additional points:-

The site was submitted for assessment as a development site allocation in November 2018 for the Neighbourhood Plan and was deemed unsuitable.

Points from the submitted Design & Access Statement – numbered as per original document:

6.5 – The PROW makes the site accessible to local amenities – it does not. The PROW is a muddy footpath for 6 months of the year.

6.6 – previous planning applications have deemed the site is unsuitable for agriculture – not true. Although there have been numerous applications for various buildings over the years (all refused, some on appeal) none of these have been for agricultural buildings. The site has had poly tunnels sited there in the past and more recently has been used for chickens and sheep.

8.5 – there is a local case precedent for development in Rolvenden Layne, Kingsgate Corner. The Kingsgate Corner site was agreed as a Housing Site Allocation in the

Neighbourhood Plan, as voted on by residents so cannot be compared with the current application site.

8.10.1 – this development will NOT make any contribution to the “identified housing needs” as our Housing Needs Survey showed a ZERO requirement for 4 bed homes

8.15.1 – this site does NOT lie within the 800m generally accepted; easy walking distance of amenities that define a development as sustainable. There are no amenities in Rolvenden Layne – the pub has recently closed, it is 2,350m to the limited amenities in the village centre, walking up a steep hill most of the way.

8.15.7 – The site history clearly shows it as unsuitable for any development with numerous applications being refused over the last 20 years, several being refused on appeal. The online published site history has omitted application 05/00263/AS an application for 2 x 3 bed homes which was refused on appeal.

22/00163/AS Holcombe House, 3 Rolvenden Hill, Rolvenden – Change of use from holiday let to residential annex.

Resolved: The Parish Council supports the application subject to a condition of planning that the annex remains as part of the main dwelling.

22/00083/AS The Rolvenden Club, Maytham Road, Rolvenden – Change of use and conversion of the existing Clubhouse to create two dwellings utilising existing access arrangements. Insertion of dormer windows into the roofslope and removal of detached garage.

Resolved: The Parish Council objects to the application on the following grounds:-

Compliance with the Rolvenden Neighbourhood Plan Policies:-

RNP1 a – the development is not designed to a high standard

RNP1 b – the development does not protect and enhance heritage assets. The land it sits on was gifted to the Club but formed part of the protected parkland listing ref 1000221. The White House, adjacent, is a listed Lutyen’s designed property.

RNP1 d – it is not well integrated into the landscape

RNP3 a – it does not enhance the landscape of the Area of Outstanding Natural Beauty

RNP4 a – development is only permitted outside the built confines of Rolvenden if it can be demonstrated that it is justifiable within the context of the NPPF

RNP4 b – it would not enhance the landscape of the Area of Outstanding Natural Beauty

RNP6 – small scale development such as infilling and conversions will only be permitted where there is no conflict with RNP 1, 2, 3, 9, 10, 12 & 13

RNP8 – dwelling size, the Housing Needs Survey identified need for 1 & 2 bed properties

RNP13 – loss of community buildings. The Club is listed as such in the Neighbourhood Plan. We have no physical evidence that it is no longer viable or that any alternative community uses have been explored. It should be noted that the land to the road currently used as a car park has a restrictive covenant on the land stating that it is not to be used for any other purpose in connection with the usual and reasonable activities of the Club.

Ashford Local Plan 2030 :-

ENV1 –the development would have an adverse effect on a protected landscape Area of Outstanding Natural Beauty and listed parkland ref 1000221

ENV3a (e) pattern and distribution of settlements. This is outside the built confines of Rolvenden

ENV3b – the development would affect the landscape and character of the AONB

ENV5 e – the development would adversely affect the landscape features that distinguish the character of the local area (protected parkland)

ENV13 – conservation of heritage assets. The White House adjacent is a listed Lutyan's designed property. The land on which the Club sits was gifted to the Club but formed part of the protected parkland listed under ref 1000221. The land has restrictive covenants placed upon it.

COM1 – there is insufficient evidence to show the community use is no longer required

HOU5 – re-development of disused buildings should lead to enhancement of the setting and be justifiable in the Area of Outstanding Natural Beauty.

NPPF

Para 200 Listed Parks and Gardens – there should be clear and convincing justification for development within this setting.

Para 84d – planning decisions should enable retention of community facilities.

It was agreed that Councillors Mrs Curtain and Mrs Walker should seek a meeting with the Rolvenden Club Committee prior to the membership meeting. An application for the registration as an Asset of Community Value should be made to Ashford Borough Council.

Cllr Barham left the room

22/00152/AS & 22/00153/AS Maytham Farmhouse, Maytham Road, Rolvenden –
Proposed erection of flat roofed, open fronted, single storey rear porch.

Resolved: The Parish Council supports the application.

Cllr Barham returned to the meeting

22/00089/AS & 22/00090/AS 40 High Street, Rolvenden – Proposed erection of an aluminium frame conservatory at the rear of the property; removal of the existing redundant rear chimney, replacement of the existing rear elevation tile hanging, replacement of existing rear extension window, making external walls internal in the conservation area and alteration to existing rear patio steps.

Resolved: The Parish Council supports the application.

The complaint has been registered with Ashford Borough Council regarding application 21/01977/AS as agreed by the Parish Council at its January 2021 meeting. A response has been received prior to meeting that they require further time to investigate and will respond by 3rd March 2022.

679. Local Needs Housing Survey:

The Parish Council is asked to consider if it wishes to undertake a Local Needs Housing Survey. The last survey was carried out five years ago in readiness for the Neighbourhood Plan and can be carried out this year being fully financed by Ashford Borough Council.

It should be noted that Ashford Borough Council have met the housing targets set by the Government, however given the issues presented to planning by the problems at Stodmarsh many applications in the Stour Valley have been put on hold. This will have a direct impact on the housing land supply that Ashford Borough Council have to show. If a five year supply is not available this will lead to potential speculative applications in areas not currently restricted and refusal could lead to appeal and subsequent overturn of decision by the Planning Inspectorate.

The survey will be undertaken by Action for Communities in Rural Kent, a recognised body for the task, who have indicated that this can be potentially carried out before Easter.

The Chairman provided additional information that had come to hand from Ashford Borough Council subsequent to the agenda being issued in that the Borough Council are actively pursuing the purchase of the now disused vicarage with a view to erecting Council owned social housing on the site and that the Borough Council are keen to obtain an up-to-date Local Needs Housing Survey.

Resolved: To proceed with a local Needs Housing Survey which is being wholly financed by Ashford Borough Council.

680. **Finance:**

Schedule of payments:

Staff costs	£880.30
Litter Picking	£120.00
Information Commissioners Office	£40.00
War Memorial Trust	£20.00

Funds received in January

Persimmon Homes	£500.00
War Memorial Trust	£146.25

Councillors Mrs D Curtain and Mrs I Newman verified the entries through the bank account.

Resolved:

- 1. To authorise the payments contained in the schedule**
- 2. To receive and note the financial movements for the period 1st April 2021 to 31st January 2022.**

681. **Minutes:**

The minutes of the Parish Council meeting held on 20th January 2022 were submitted, agreed as a true record to be signed by the Chairman.

682. **Pollen Bars:**

There were no updates to report on.

683. **Phone Boxes:**

The sound equipment is now ready to install in the Layne phone box. An official opening will take place on 19th March by the Mayor of Ashford Councillor Callum Knowles. It is understood that ITV are interested in attending the event to broadcast.

684. **High Street speed surveys:**

Analysis provided by Kent Highways:

	Traffic Volume (weekly total)	Mean Speed mph (weekly average)	85 th Percentile Speed mph (weekly average)	95 th Percentile Speed mph (weekly average)	% of traffic travelling over 30mph	% of traffic travelling over 35mph (enforcement level)	% of traffic travelling over 45mph
Site 1: High St North	48,142 (6,877 daily ave) NB 24,540 SB 23,602	32.1 mph NB 32.9 SB 31.3	36.6 mph NB 37.2 SB 35.7	39.8 mph NB 40.3 SB 39.1	69.5%	23.7%	0.8%
Site 2: High St South	43,997 (6,285 daily ave) NB 22,385 SB 21,612	23.7 mph NB 24.4 SB 22.9	29.2 mph NB 29.6 SB 28.7	32.6 mph NB 33.3 SB 31.9	11.7%	2.2%	0.1%
Site 3: Hastings Road	34,135 (4,876 daily ave) NB 17,279 SB 16,856	28.6 mph NB 28.8 SB 28.6	32.9 mph NB 33.7 SB 32.1	36.2 mph NB 37.3 SB 34.8	34.5%	7.4%	0.2%

The data generally shows that you have a good level of compliance with the existing 30mph speed limit on Hastings Road and through the busier section of the High Street (South) with speeds creeping up at the northern end of the village. The majority of traffic is travelling below enforcement levels at all 3 sites with only a very small percentage travelling over 35mph on High Street South and Hastings Road, 2.2% and 7.4% respectively. At the northern end of the village, speeds were recorded to be slightly higher with 23.7% travelling over 35mph (enforcement level).

Resolved: For the Chairman and Vice-Chairman to meet with Kent Highways to discuss the potential of extending the 30mph speed limit on the A28 to just beyond Gatefield.

685. **Stolen funds:**

No further progress has been made, Members asked that the Parish Clerk contact Whitehead Monckton to ascertain if there was any further action that can be taken to force Lloyds Bank to respond to correspondence.

686. **Land bequest:**

An update has been received from the Council's solicitor advising that he had been contacted by the Executor's solicitor to say that a transfer document is in the process of being drawn up.

687. **Queen's Green Canopy:**

To thank Her Majesty for her service and celebrate Her Majesty's Platinum Jubilee, Ashford Borough Council is aiming to plant one tree representing each resident who will be living in the Borough in 2022. This will almost be 135,500 trees planted over the next three years. There is also a fantastic opportunity to increase opportunities to sequester carbon in the longer term and beyond. This is a chance for the Parish Council to support the Borough Council as a green pioneer, increase biodiversity and enhance the local environment, improve the health and wellbeing of residents and enjoyment of local areas.

In order to support this exciting project, the Borough Council are inviting Parish Councils to apply for trees and hedging plants to plant within the Parish area. Each Parish Council can apply for as many trees or hedging plants that the proposed site can accommodate, the Borough Council do require that the Parish Council do own the land that is to be planted or have the legal landowner's permission in writing. Applications can be made for more than one planting site, however they must be done individually.

As part of the application process an overview of the proposal is required which needs to know where the planned planting will be, what is hoped to achieve and how will the Council prepare and plant the site and a maintenance plan for the trees once they are planted to ensure the project is sustainable and aligned to the Borough Council's green pioneer objectives. If the plan is to make a small woodland for local interest, provide shading for a popular seating area or want to plant a hedgerow to improve a site's biodiversity, this is an opportunity to plan to enhance the environment and improve local people's health and wellbeing.

Trees have many benefits, they benefit people's health and wellbeing, they benefit the environment, they enhance biodiversity, they strengthen communities and have been shown to benefit local economies, by planting the right trees in the right places for the right reasons, it is possible to achieve so much more than just sequestering carbon.

All trees and hedging will be native species sourced through the UK and Ireland Sourced and Grown (UKISG) Assurance Scheme which is consistent with maintaining very high standards of biosecurity and biodiversity. All plants will vary in size depending on species, but will be approximately 60 – 80cm trees will be delivered to successful Parish Councils by Aspire Landscape Management for planting in December 2022.

The Parish Council should note that the Borough Council are providing the trees they are not providing stakes or tree guards and that the Parish Council will be responsible for the maintenance of the trees going forward and the associated costs.

Resolved: The Parish Council owns no land, but it was agreed that a replacement horse chestnut tree should be requested for the one in Sparkeswood Avenue that was removed by the Borough Council.

688. **Platinum Jubilee Events:**

Councillor Walker reported that a large plan of events is coming together and that a newsletter is in the process of being designed which will set out all of the events taking place in the Village which will be delivered late March/ early April.

689. **Parking in Sparkeswood Avenue:**

Ashford Borough Council have been approached with regards to the parking situation in Sparkeswood Avenue and have responded:-

As the Parish Council are aware, there is a mixture of residents that reside in Sparkeswood Avenue from private owners to council residents and leaseholders, who would require consultation to establish who would pay to provide additional parking. The issue may be, that even with a few spaces being developed, it would not be sufficient for all residents, and if private resident contributes to the work required, there will be no guarantee that they will be able to park where they may wish to, this could cause further problems.

In addition to this I am aware of open spaces being developed to encourage wildlife particularly in Rolvenden which Ashford Borough Council supports. It would therefore be a conflict of interest to use an open space to provide car parking spaces.

690. **Litter Picking:**

The date remains to be finalised.

691. **Other items for information:**

Cllr Curtain reported that residents Jean & Ian Clifton have received the Ashford Borough Council Garden of the Year Award.

Cllr Tiltman advised that some of the residents of Monypenny had become victims of a door knocking scam.

Cllr Barham reported that there had been fly tipping in Halden Lane.

It was reported that residents of Halden Field are not happy with the lack of maintenance being undertaken by the contractors employed by the developers for which they are billed.

692. **Exclusion of the Public:**

That under the Public Bodies (Admission to Meetings) Act 1960, the public and representatives of the press and broadcast media be excluded from the meeting during the consideration of the following items of business as publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted.

Resolved: That as no contractors names appeared in the information provided to councillors that it was not necessary to exclude the public.

693. **Grounds maintenance 2022 – 2025:**

Members considered the 5 tenders submitted for the contract.

Resolved: To award the Grounds Maintenance contract for 2022 -2025 to Tompsett Landscaping.

There being no further business the meeting closed at 9.05pm