



Rolvenden Parish Council

Minutes of a meeting of Rolvenden Parish Council held in Rolvenden Village Hall, Rolvenden on 20th April 2023 at 7.30pm.

Present: Cllr Mrs D Curtain (Chairman), Cllr E Barham, Cllr S Bryant, Cllr A Johnstone, Cllr Mrs I Newman, Cllr Mrs T Turner and Cllr Mrs L Walker.

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

Also present: 4 members of the public

867. Apologies for absence:

Cllr N Cackett, Cllr Mrs F May and Cllr K Walder (Ashford Borough Council)

868. Declarations of Interest:

1. Declarations of Members' Disclosable Pecuniary Interests:

None.

2. Declarations of Members' Other Significant Interests:

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 871 Planning as Neighbour to Winsor Road

Cllr Mrs D Curtain, Trustee of War Memorial Trustee.

3. Declarations of Members' Other Interests:

None

869. Minutes:

The minutes of the Parish Council meeting held on 16th February 2023 were submitted, agreed as a true record and signed by the Chairman, the minutes of the Parish Council meeting held on 16th March were submitted, subject to a minor amendment to minute 865 clarifying Cllr Barham's role, signed by the Chairman.

870. Ashford Borough Councillor's Report:

Cllr Walder sent apologies and did not submit a report.

871. Planning:

PA/2023/0457 14 Rolvenden Hill, Rolvenden – Proposed replacement of existing dwelling with 2 no dwelling houses, associated gardens and parking. (Alternative scheme to consented new dwelling and residential annex. Ref. PA/2022/2249).

Resolved by majority: the Parish Council object to the application on the following grounds:

The proposal appears to contravene Local Plan policy HOU7 as it will change the character of the area as the neighbouring properties have similar size plots and to divide the plot in 2 will change the character.

The application quotes that there will be an increase in parking spaces from 2 to 6 the plans do not show the position of the spaces whilst retaining the existing hedgerow.

Councillor Barham left the meeting

PA/2022/3136 Horseshoe Cottage, 3 Winser Road, Rolvenden – Erection of a porch to rear elevation.

Resolved: The Parish Council supports the application.

Councillor Barham returned to the meeting

PA/2023/0489 7 Maytham Road, Rolvenden – Listed building consent for removal of modern batten and wall lining to kitchen and living room external walls and replace, adding insulation. Replace first floor ceilings and skellings with alternate insulation and lath and plaster. Batten between ground floor ceiling joists and add acoustic insulation and plasterboard.

Resolved: The Parish Council supports the application.

872. Highways:

Following the last meeting of the Parish Council the Chairman contacted Kent Highways regarding the lorries accessing Korkers in response it was requested that the Parish Council wait until the building works are completed to see if the situation improves.

The footpath next to the development at Kingsgate now floods the agent has been contacted, they advise that remedial works will be carried out to deal with the issue. The posts that have been inserted into the verge are acceptable to Highways as they will not be mowing the area it will part of the maintenance of the development.

873. Finance:

Schedule of payments:

Litter picking	£150.00
Staff costs	£1,389.68
F May (reimbursement re defib)	£334.80 (VAT £55.80)
Tompsett Landscaping	£1,988.02 (VAT £331.34)
Kent Association of Local Councils	£713.04 (VAT £118.84)
Rolvenden Village Hall	£60.00
Hole Park Estate	£94.20 (VAT £15.70)
Zurich Insurance	£916.56
L Walker (reimbursement mugs)	£324.00
Korkers	£17.57

Cllr Mrs Curtain and Cllr Mrs Newman verified the entries through the bank account.

Resolved:

- 1. To authorise the payment of the items in the schedule of payments.**
- 2. To receive and note Report RPC/22/17**
- 3. To receive and acknowledge the financial movements for the period 1st April 2022 to 31st March 2023.**

874. Rolvenden Club:

The Parish Council nominated the Club and car park as Assets of Community Value in 2022 which was approved by Ashford Borough Council.

The Borough Council have notified the Parish Council that the owners of the Club and car park have advised them of their intention to enter into a relevant disposal of the asset. This has triggered a six week "interim moratorium" where the sale is delayed to allow local community interests are given a chance to express a desire to be treated as potential bidders in relation to the listed asset.

If a qualifying interest group does not submit a written intention to bid for the listed asset, then the asset owner is free to dispose of it on the open market. If a qualifying community interest group does submit a written request for the group to be treated as a potential bidder for the asset, the Borough Council must oversee a 6 month "full moratorium" period where the sale is further delayed. This delayed sale allows time for the community to develop its bid to the asset owner.

There is no obligation for a community interest group to actually make a bid to purchase an asset and such a group has no rights of purchase over other potential buyers. Similarly, the asset owner is under no obligation to sell the asset to the community interest group or any other person.

The relevant moratorium comes to an end after either; or the full 6 months in cases where a community interest group has expressed interest in being treated as a potential bidder. At the end of the moratorium that is relevant in a particular case, there follows a period that is referred to as the protected period. The protected period is a period of 18 months (running from the original date the owner notified the local authority of an intention to sell). Following the end of the relevant moratorium period and during the remainder of the protected period, the owner is free to sell their property to whomever they choose without further delay.

Once the protected period ends, if the disposal has not been concluded the process re-starts and the notification and moratorium procedures must again be followed.

The moratorium (delayed sale of a listed asset) is enforced by the restriction placed with HM Land Registry and the entry on the local land charges register. When a listed asset is disposed of, and a new owner applies to HM Land Registry to register the change of ownership, the new owner will need to provide the Land Registry with a certificate from a conveyancer that the disposal did not contravene the moratorium requirements set out in the Localism Act.

It is recommended that the Parish Council submit a written intention to bid for the asset and to seek the opinion of residents at the Annual Parish Meeting as to potential future use of the building before developing a detailed business plan.

Resolved: to submit a written intention to bid for the asset to Ashford Borough Council.

875. Other items for information:

The Annual Parish Meeting is scheduled for the 27th April at 7.30pm in the Village Hall, councillors Mrs Newman and Mrs Walker are organising the refreshments.

The Police are hosting an online event at 6.30pm on 26th April on Violence against Women and girls. The link to the meeting is available from the Chairman.

Comment was made about the poor quality of mowing of the football and cricket pitches undertaken in wet weather.

There have been a number of incidents of rural crime with machinery being taken.

Cllr Bryant expressed a vote of thanks to those who regularly undertake litter picking in the village.

There being no further business the meeting closed at 8.20pm.