



Rolvenden Parish Council

Minutes of a meeting of Rolvenden Parish Council held on Tuesday 19th November 2019 at 7.30pm in the Lounge, Monypenny, Rolvenden, Cranbrook, Kent TN17 4NF.

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

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

Also attending: Ashford Borough Councillor K Walder and 7 members of the public.

344. Apologies for Absence:

There were no apologies for absence

345. Declarations of Interest:

1. Declarations of Members' Disclosable Pecuniary Interests:

Cllr E Barham in respect of minute 348, planning for 74 High Street, as family connection to adjoining property.

2. Declarations of Members' Other Significant Interests:

Cllr Mrs I Newman, trustee of the War Memorial Trust.

Cllr Mrs L Walker Rolvenden Village Fete

Cllr Mrs D Curtain, trustee of War Memorial Trust

3. Declarations of Members' Other Interests:

Cllr G Tiltman, member of the Village Hall Management committee

Cllr S Bryant Chairman Rolvenden Football Club

346. Public participation:

Councillor Walder paid tribute to those who arranged the annual service of remembrance, commented on the passing of the Neighbourhood plan at referendum and on the Xmas fete.

A resident who is connected with Chelsea College of Art put forward a suggestion that the telephone kiosk at the Streyte could be repaired and redecorated and an artwork installed inside. The artwork would be made by the students and would take somewhere in the region of 3 – 4 months to make, the installation would come complete with a background story. The repair/ redecorate of the phone kiosk would be undertaken as part of the project, during the installation phase it would be a requirement that the phone box is screened off. The matter

will be placed on the Parish Council agenda for December for further discussion and to allow a decision to be made.

347. Minutes:

The minutes of the meetings held on 15th October 2019 were submitted, agreed as a true record and signed by the Chairman.

348. Planning:

Under Section 70 of the Town and Country Planning Act as amended by the Neighbourhood Planning Act 2017, local planning authorities must have regard to a post Examination Neighbourhood Plan if an Examiner has recommended that a local planning authority should finalise the draft plan with modifications.

So all future planning applications that we consider must refer to specific Neighbourhood Plan policies when being assessed and where relevant indicate which Neighbourhood Plan policy a proposal is not in compliance with and why, and vice versa.

19/01479/AS – Forsham Farm, Wassall Lane, Rolvenden – Proposed change of use of redundant agricultural building to a single holiday let.

Resolved: The Parish Council supports the application as it complies with Policy RNP11 of the Rolvenden Neighbourhood Plan subject to confirmation that there will be sufficient on site parking for visitors, staff and delivery vehicles.

19/01484/AS – Cherry Wood Cottage, Alder Lane, Rolvenden – Erection of a replacement storage building for tractor, equipment, machinery and other farming implements.

Resolved: Rolvenden Parish Council objects to the application for a replacement storage building in the form proposed.

Despite frequent assertions within the Design and Access Statement that the application is for an agricultural building, which would be made under alternative planning procedure than has been chosen and therefore we view this as a commercial building, possibly B1 usage although the application appears to be silent as to the use class being applied for.

The applicant consistently refers to the necessity to support this small agricultural business. There is no evidence on site of any agricultural activity. No fencing, gates or stock are observed. The land has recently been downgraded with spoil spread across it, (which is clearly seen in the current set of Google Earth images) potentially from the house construction site, which will make it very unproductive. Its small scale, 2 hectare, would make any farming here wholly uneconomic except of the highest value horticultural crop or in conjunction with other land, the presence of which has not been demonstrated. The current potential is unable to support the investment that this building represents.



The building is inappropriate for its stated use as an agricultural building of the nature required. Whilst it would provide security for machinery, it is vastly oversized given the scale of the site and entirely unsuited for either forage storage or housing of overwintering livestock due to the lack of ventilation.

There is little evidence that the applicant is a farmer, which might be supported by a holding number or SBI number, the latter being issued by the Rural Payments Agency. Even if the applicant was able to provide these, they would not, by themselves, prove that there was a viable agricultural business requiring this building.



The Parish Council note that the application states there are no trees on site. Whilst there are none within the 12 x 12m extent of the building, a row of ancient Hornbeam just North of the site along Alder Lane are of particular cultural importance. These trees featured within the Rolvenden Neighbourhood Plan as being an example of tree management over many centuries. Their preservation is important to the village. A tree survey and management plan should be put in place to safeguard their future and ensure they continue to be periodically pollarded to retain this ancient boundary feature.

The trees have been severely undermined by land levelling, potentially in anticipation of erecting this building and consideration should be given to requiring suitable ground restoration beside these trees.



The Parish Council is aware of several other similar buildings of this type that have been applied for under the auspices of agriculture. Very often the consent has subsequently been abused and we are concerned that this is potentially the case in this application.

Councillor Barham left the meeting.

19/01500/AS & 19/01501/AS – 74 High Street, Rolvenden – 1) First floor rear extension and extension to existing dormer window; erection of gates. 2) Listed building consent as above and for the opening up of a storage room within loft area including alterations to stair/landing; replacement windows and doors; replacement of window to front elevation with new door; retiling of roof.

Resolved: The Parish Council objects to the application on the grounds that the replacement of the front window with double doors is not in keeping with the rest of this Grade II listed building and the neighbourhood which is a conservation area.

It is also believed that there is a restrictive covenant on this property.

Councillor Barham returned to the meeting.

349. Finance:

Payments authorised at the meeting

Cheque No.	Payee	Net amount	VAT	Payment
300209 & 300210	Staff costs			£824.99
300211	Litter Picking			£120.00
300212	Cornex Garage	£209.42	£41.88	£251.30
300213	Tompsett Landscaping	£1,150.00	£230.00	£1,380.00
300214	Ashford Borough Council		£674.00	£4,044.00
Direct debit	ID Mobile			£5.00
300215	Tenterden hub			£150.00
300216	Tenterden hub			£40.00
300217	Poppy Appeal			£17.00
300218	Rolvenden Rocket expenses			£165.34

Report RPC/19/10 brings to the Parish Council a summary of the receipts and payments together with bank reconciliation and funds statement for the period ending 31st October 2019.

Enterprise have submitted a claim for damage to their courtesy minibus which was on loan during one of the safety checks on the Rocket. Cllr Tiltman disputes the damage occurring during the time it was with the Parish, Cllr Curtain will take forward the dispute.

As mentioned at the previous meeting of the Parish Council a grant application has been submitted to Borough Councillor K Walder for the bulbs which have been planted. Thanks to Councillor Bryant for arranging the planting.

Resolved:

1. **To receive and note Report RPC/19/10**
2. **To receive and acknowledge the financial movements for the period 1st April 2019 to 31st October 2019.**

Councillors Curtain and Newman confirmed verification of the entries to the bank account.

350. Data Protection:

Further to minute 337 of 15th October the Information Commissioners Office has advised that they are developing a toolkit which will provide guidance on accountability as well as tips to improve. Matters will be left in abeyance until the toolkit is published.

351. Rolvenden Rocket:

Report RPC/19/11 has been compiled to provide an overview of the first eighteen months of operation together with a projection for the next twelve months. It was agreed that as the pilot was due to continue until July 2020 there is no immediate

need to consider the financial implications going forward, a further projection will be made in time for the January meeting which will be based on actual figures from September to the end of the year which will be more in line due to the slow start of the project.

Rolvenden Rocket
Receipts and payments
17/4/18 to 31/10/19

Payments

Administration	1,950.76	
Driver refreshments	347.89	
Fuel	2,073.42	
Hard standing	973.73	
Lease	10,278.00	
Valeting	250.00	
Repairs	114.72	
Tenterden hub	504.96	
		16,493.48

Receipts

Grants	1,000.00	
Tenterden hub	3,876.72	
Northiam school	296.20	
Chess in schools	250.00	
Hire income	9,496.97	
		14,919.89

Net position - 1,573.59

Analysis of user groups to date:

Village Community Groups	3104 miles	£4,243
Village business; Individual use	734 miles	£1,854
Rocket organised trips	942 miles	£1,326
Total Village use	4780 miles	£7,423*

Community groups from other villages	1,572 miles	£2,480
Business; Individual use	405 miles	£1,132
Hub	2,045 miles	£2,884
Total non Rolvenden use	4,022 miles	£6,496

Remaining 529 miles accounted for by journeys to Ashford for Blue lamp tests, re-fuelling and valeting.

*Some mileage at a loss due to failed shopper service and Christmas market shuttle.

352. Halden Field:

Following the recent open day organised by West Kent Housing 3 of the 6 properties have been allocated to those with a local connection.

353. Neighbourhood Plan:

The Neighbourhood Plan has received a majority yes vote from the residents and will now be adopted as Planning Policy at the Borough Council meeting in December.

354. Highways matters:

A Highways Improvement Plan has been submitted to Kent Highways highlighting the junction of the A28 and the High Street, the junction of the A28 and Regent Street and for the enhancement of the road markings for the school. An initial response has been received saying that due to work load it will be a few weeks before any update will be given.

Councillor Curtain and Borough Councillor Walder have met with the headteacher of the school to discuss highway safety. Taylor Wimpey are sponsoring a competition in the school to design road signs.

Community Speedwatch has now started and after the first session some drivers have been reported to Kent Police for exceeding the threshold speed.

Councillor Tiltman has obtained the prices to install 12 posts on the verge between Monypenny and the church to stop vehicles encroaching. Permission needs to be sought as the land is owned by Highways Cllr Walder will provide the details. In the meantime Cllr Bryant has some traffic cones that can be used opposite the Village Hall.

355. Items for information:

Cllr Walker mentioned that the Village Fete will be held on 10th May 2020 which will coincide with the VE Day 75th anniversary commemoration/celebration. This will be discussed further at the December meeting of the Council.

There being no further business the meeting closed at 9.10pm.