



Rolvenden Parish Council

In accordance with the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020 this meeting was held as a virtual meeting.

Minutes of the virtual meeting conducted at 7.30pm on 16th March 2021.

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

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

525. **Apologies for absence:**

Ashford Borough Councillor K Walder.

526. **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 E Barham trustee of Basil Russel Trust, trustee of the Windmill Trust, Royal British Legion.

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

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

Cllr L Walker Rolvenden Village Fete, Secretary Rolvenden Football Club

527. **Planning matters:**

- 1 **21/00227/AS – The Wilderness, Hastings Road, Rolvenden – Application for Temporary Agricultural Workers Dwelling.**

Resolved: The Parish Council objects to the application for the following reasons:

- 1. The Wilderness has the highest level of protection under NPPF 172 as part of the AONB.**
- 2. NPPF 196 - significant harm has already been caused to the site by unauthorised development activities and usage over the last ten years. These proposals would only add to that.**
- 3. The Grade II listing as a heritage Park and Garden means great weight should be given to ALP policies ENV1, 3a,4,5,13, SP6, and Rolvenden NP policies RNP1, RNP3, RNP4, RNP 12.**

4. The Parish Council consider that the submitted business plan is flawed and does not support a viable business which warrants the temporary accommodation requested. The applicant states the wish to maximise the logging potential to supplement the income. There is a blanket TPO on the whole site and the business plan suggests the applicant has limited arboricultural knowledge having planted many non-native shrub species, including two species which are illegal to plant or cause to grow in the wild according to the Wildlife and Countryside Act 1981 Sect 14, Schedule 9, Part 2. The applicant stated at a meeting of the Parish Council that the income generated from fishing is only £2000 pa - hardly a sustainable business.
 5. Recreational fishing is not an agricultural activity but a leisure and recreational activity (as defined by Sect 336 of the Town & Country Planning Act) thereby negating the need for an agricultural workers dwelling. Although logging can be considered an agricultural activity if ancillary to other agricultural activities (which this is not) it does not require residency.
 6. The siting of an RV on this site would be contrary to RNP3 clause b - the site is visible from a PROW and forms part of protected view ref V5 of the Neighbourhood Plan. Since the applicant has already felled numerous trees on site the vehicle would be prominent in the landscape.,
 7. NPPF 83 supports sustainable leisure development which RESPECTS the character of the countryside - siting of an RV in this location is contra to this policy.
 8. The planning statement submitted states that the temporary siting of the RV is supported by policy HOU2. This policy relates to development on exception sites and is not relevant to this application.
- 2 **21/00230/AS – The Wilderness, Hastings Road, Rolvenden –** Retention of the timber barn, and large grey container which is to be clad and used partly for office and partly for retail of fishing tackle. To retain the greenhouse for the use to grow plants for maintaining the hedgerow and woodland, and for future sales. To retain the pontoons for storage of fish.

Resolved:

1. The proposals detailed in the application should be refused as the Parish Council consider they do not comply with, or fail to address, the following planning policies:

NPPF Para 83 & 118, 170a & b, 172, 174, 175c, 180c, 196

Ashford Local Plan

EMP1a,b,d, EMP11,

ENV1, ENV3a clauses b,c,f,i,j, ENV3b, ENV4, ENV5a & e, ENV8, ENV9, ENV13,

ENV14 clauses a,c,d,e,f, ENV15

SP1, SP7 re recreational uses,

Para 9.52, 9.55 re local features

Rolvenden NP

RNP1 clauses a,b,c,d

RNP3 clauses a,b,c with particular emphasis on important public view ref V5

RNP4 clauses a & b

RNP12 re PROWs

2. The Parish Council are of the opinion that the submitted business plan is flawed and does not support a viable or sustainable business. The applicant states the wish to maximise the logging potential to supplement the income. There is a blanket TPO and Priority Habitat status on the whole site and the business plan suggests the applicant has limited arboricultural knowledge having planted many non-native shrub species, including two species which are illegal to plant or cause to grow in the wild according to the Wildlife and Countryside Act 1981 Sect 14, Schedule 9, Part 2. The applicant stated at a meeting of the Parish Council that the income generated from fishing is only £2000 pa - with the limitations on the logging potential this is hardly a sustainable business.

3. The site is one of only 6 sites in the borough which hold Heritage Park and Garden Grade II listing. The proposals and unauthorised works already undertaken would and have caused significant harm to the heritage site. A full archaeological assessment should be undertaken to understand and document the currently unprotected WW2 built features as well as the features already protected by the Grade II listing.

4. As a Priority Habitat site the application should be submitted with full arboricultural and ecological assessments as a minimum requirement, to understand the impact of both the proposed and existing unauthorised changes on the natural environment. The following photographs give an indication as to the current condition of the site.









- 3 **21/00284/AS – Little Jobs Cross, Wassall Lane, Rolvenden – Demolition of existing garage and erection of replacement garage.**



Resolved:

The Parish Council objects to the application for the following reasons:

1. **There is a lack of detailed information in respect of the timber elevations and the tiled roof.**

2. Whilst the barn is marginally smaller the new location is close to a well established oak tree as seen in the above photograph and will possibly cause damage to the roots.

Should the application be considered for approval the Parish Council would request that the tree officer inspects the site prior to a decision being made.

- 4 **Land at Kingsgate Corner** – The land has recently changed ownership and the new developers have contacted the Parish Council seeking a meeting with a representative to discuss their proposals and gain an insight to the Neighbourhood Plan requirements. The developers have also proposed to fund Tony Fullwood to advise the Parish Council if required.

Resolved: To respond to the developer that a meeting at this time would be inappropriate and that sufficient detail is available in the Neighbourhood Plan and the already approved plans for the site. The Parish Council reserve the right to seek the advice of Tony Fullwood at a future date if appropriate on the same terms.

528. **Minutes:**

The minutes of the meeting held on 16th February 2021 were submitted, approved as a true record to be signed by the Chairman at a time when restrictions on meeting in person are relaxed.

529. **Finance:**

Schedule of payments:

Staff costs	£793.28
Litter picking	£120.00
Website domain fee	£187.06
My Village Stores	£200.00
Care Bears	£200.00
Wellers Headley	£660.00 (VAT £110.00)

Funds received in February: None

Councillors Mrs Curtain and Mrs Newman verified the bank transactions.

Resolved:

1. To authorise the payment of the invoices presented at the meeting
2. To receive and note Report RPC/20/13
3. To receive and acknowledge the financial movements for the period 1st April 2020 to 28th February 2021.

530. **Play Area at the Layne:**

The Parish Council were aware in December 2018 that some of the equipment in the Layne Play Area was coming up to the end of its useful life and a meeting was held with the play and open space project officer from Ashford Borough Council to consider what type of replacement equipment would be suitable.

Over the next few months quotations were received for the works, however an order could not be placed as the Section 106 monies from the Halden Field development were not available due to delays in construction at the site. On 20th August 2020 confirmation was received from Ashford Borough Council that the developer had been invoiced for the final tranche of monies

due. The play company were contacted to verify if the prices quoted for the equipment were still valid and an updated quote in the same sum was received to enable a claim to be submitted to the Borough Council for the release of the funds. This submission requested that some of the maintenance fund be used for the replacement of the swing and surface as these were not new items but replacements.

Once confirmation that the funds were to be paid to the Parish Council the quotation was checked against the latest RoSPA inspection that was received in September to ensure that all the equipment that had failed the inspection was included. Unfortunately the multiplay item failed the inspection this year and was recommended for immediate removal, this was not on the list for replacement as it had passed the inspection in previous years.

A quotation for its replacement was requested which has been obtained as has confirmation from the Borough council that it is appropriate to use the maintenance fund for this purpose.

The Parish Council is asked to determine how it wishes to progress the works at the Layne Play area, the options being:

1. To proceed with the original order and either fence off the multiplay or remove it and make good the surface
2. To proceed with the original order and replace the multiplay from the maintenance fund, by undertaking the works in conjunction this will save approximately £1,536 in site security and welfare costs.
3. Keep the play area closed until such times as the Parish Council has raised additional funds to replace the multiplay unit in conjunction with the original order.

Resolved: The multiplay unit is to be replaced at the same time as that quoted for originally. Members asked that the grounds maintenance contractor be asked to quote for the removal of the old equipment as it was thought that the quotation from the play equipment company was too high. Councillor Curtain was to obtain a quote and circulate for a decision before the equipment company was given instructions to proceed.

Post meeting note: The grounds maintenance contractor has provided an indicative quote of £1,500 dependent on what was below the surface. In view of the delay and potential for increased prices from the supplier it was agreed by email to proceed with the original quote and option 2 for the multiplay unit.

531. **Land Bequest:**

Cllr Curtain reported that the War Memorial Trust had met to discuss the bequest and if it would consider accepting the land if the Trustees agreed. The Trust would accept the land "if necessary" but would prefer it to be transferred to the Parish Council as per Miss Thoburn's wishes.

It was agreed that this would be communicated to the Executors.

532. **Stolen Funds:**

Following the decision at the Feb meeting to retrieve the case file from the previous solicitor for assessment by a different solicitor, Cllr Barham proposed that he arrange a meeting with Whitehead Monkton to discuss the claim against Lloyds Bank, the meeting to be himself and Councillor Curtain.

Councillor Tiltman made an alternative proposal to include Councillor Newman in the meeting since she had always been the contact with Lloyds Bank. A vote was called on this proposal - For 5 against 4 , carried.

533. **Other items for information:**

Councillor Curtain had received requests for the Highways Improvement Plan to be placed on the Parish Council website.

The proposed works to the phonebox at the Streyte are still going to proceed once Covid regulations permit.

Councillor Tiltman requested that the allotments be placed on the next agenda as the tenants have established a constitution and are looking to progress the installation of water to the site from s106 monies.

Councillor Tiltman raised the issue of safety due to the lack of lighting on the verge towards Monypenny.

Councillor Barham thanked all that had taken part in the recent litter picks.

There being no further business the meeting closed at 9.00pm.