



Rolvenden Parish Council

Minutes of a meeting of Rolvenden Parish Council held on Tuesday 19th March 2019 at 7.30pm in Rolvenden Village Hall, Maytham Road, Rolvenden, Cranbrook, Kent TN17 4ND.

Present: Cllr Mrs D Curtain (Deputy Chairman), Cllr B Hindley, Cllr M Hook, Cllr Mrs I Newman, Cllr Mrs J Stace, Cllr G Tiltman, and Cllr R Wilcox

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

Also attending 1 member of the public

229. APOLOGIES FOR ABSENCE:

Cllr D Murray (Chairman), Annual Leave; Cllr J Wilkins, Annual Leave

230. DECLARATIONS OF INTEREST:

1. Declarations of Members' Disclosable Pecuniary Interests:

Cllr Mrs D Curtain, trustee of the War Memorial Trust

Cllr M Hook, trustee of the War Memorial Trust

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

Cllr B Hindley, trustee of the War Memorial trust, Chairman Rolvenden Cricket club

2. Declarations of Members' Other Significant Interests:

Cllr G Tiltman, member of the Village Hall Management committee

3. Declarations of Members' Other Interests:

Cllr M Hook, membership of the Weald of Kent Preservation Society and Rolvenden History Group.

231. MINUTES:

The minutes of the Parish Council held on 19th February 2019 were submitted, agreed as a true record and signed by the Chairman.

232. Planning:

19/00209/AS – 1 Freizingham Farm Cottages, Freizingham Lane, Rolvenden – Construction of a two storey side extension for a semi-detached dwelling.

Resolved: The Parish Council supports the application.

19/00214/AS – 2 Freizingham Farm Cottages, Freizingham Lane, Rolvenden – Construction of a two storey side extension for a semi-detached dwelling.

Resolved: The Parish Council supports the application.

19/00339/AS – 30 Gatefield Cottages, Gatefield Road, Rolvenden – Two storey side extension, front and rear dormers and side porch.

Resolved: The Parish Council supports the application.

233. Finance

Payments authorised at the meeting

Cheque number	Payee	Amount
300126	P Setterfield	£382.05
300127	P Setterfield	£34.01
300128	HMRC	£111.60
300129	S Brooks	£120.00
300130	Cornex Garage	£296.02
300131	Ashford Borough Council	£3,032.40
300132	G Tiltman	£177.23

Cllr Curtain confirmed that the entries through the bank account were verified.

Cllr Hook handed £135.00 in cash to the Parish Clerk for banking in respect of sales of Rolvenden Reflections and Rolvenden hundred.

234. Rolvenden Rocket:

There have been several bookings over the last month with the Tenteden Hub being a regular user. The built in blue tooth facility on the minibus is to only be used by the driver and/or assistant in future to reduce the risk of distraction to the driver.

Cllr Tiltman reported that he had recently been invited to Tesco's where he had been presented with a cheque from their community fund in the sum of £250 for the Rocket.

235. Halden Field:

Since the last Parish Council meeting three of the houses that were nearly completed have been demolished as it would appear that there was an issue with the foundations.

An email has been received from the Borough Council: "As you are aware, Taylor Wimpey are building at Halden Field in Rolvenden. West Kent Housing Association is the appointed Registered Provider (RP) who will own and manage the affordable

housing provision in the site. There are to be 14 units of affordable accommodation on the site – 8 homes for affordable rent, and 6 for shared ownership.

Shared ownership allows purchasers to buy an initial share in a home of at least 25% and pay discounted rent on the remaining sum. A lease is granted upon initial purchase and leaseholders can subsequently buy further equity shares (a process known as staircasing) until the property is owned outright. Shared ownership scheme policy can be different in areas where affordable housing can be harder to replace, particularly rural areas, which can be identified as Designated Protected Areas (DPAs). Rolvenden is one such area.

While DPAs may make it less likely that shared ownership homes will be lost to the private sector in time, some RPs note that the attractiveness of the homes to a potential purchaser diminishes when it is clear that they will not be able to own the home outright – by staircasing up to 100%. Therefore, they can apply to the local authority for a DPA waiver to mitigate against the viability issues. The council's housing team on occasions submits an application for such a waiver to Homes England on behalf of the RP, and we are letting you know that we intend to do so for this site.

It is worth pointing out that:

- Shared ownership homes do not have the same 'letting' criteria that affordable rent homes do – so shared ownership homes do not have to be made available exclusively for those people who have a local connection to the village – the 8 affordable rent homes on this site will be let to people from the council's waiting list, giving priority on first let to those who have a connection to Rolvenden
- If the RP does in time choose to allow the leaseholder to acquire 100% equity, there is usually a covenant which states that the leaseholder agrees to sell the property back to the RP or its nominee at market value, if they wish to move

We will be making the application in the coming days, so if you wish to discuss this with us then please contact me before 21 March 2019”.

Resolved: The Parish Council does not agree with an application to waive the Designated Protected Area Status on the development. The Parish Clerk was asked to respond to the Borough Council before the deadline.

236. Neighbourhood Plan:

The Neighbourhood Plan has been modified and resubmitted to the Borough Council who have forwarded the plan to the statutory undertakers to determine if a Strategic Environmental Assessment is required. An email has also been received from the Borough Council advising that due to the forthcoming elections no further action will be taken with the plan until after the Elections.

237. Phone boxes:

The future use of the phone boxes was discussed with the possibility of them being used as a mini information point. The Parish Clerk was asked to look into the possibility of any funding being available for such a project.

There being no further business the meeting closed at 8.50pm.