



# Rolvenden Parish Council

Minutes of a meeting of Rolvenden Parish Council held in Rolvenden Village Hall on 19<sup>th</sup> August 2021 at 7.30pm.

Present: Cllr Mrs D Curtain (Chairman), Cllr E Barham, Cllr S Bryant, Cllr A Johnstone, 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: Ashford Borough Councillor K Walder and 27 members of the public

**597. Apologies for absence:**

Cllr Mrs T Turner

**598. 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. Minute 601 planning application for Rolvenden Tennis Club as Trustee for the landlord.

Cllr Mrs I Newman, trustee of War Memorial Trust, trustee of the Non-Ecclesiastical Charities. Minute 601 planning application for Rolvenden Tennis Club as Trustee for the landlord.

Cllr E Barham trustee of Basil Russel Trust, trustee of the Windmill Trust, Royal British Legion

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

Cllr Mrs L Walker Rolvenden Village Fete

**599. Public participation:**

Residents expressed their concerns regarding the planning application for HedgeBerry Farm highlighting increased traffic, noise and the large number of animals proposed on a small site.

**600. Minutes:**

The minutes of the meeting held on 22<sup>nd</sup> July 2021 were submitted, agreed as a true record to be signed by the Chairman.

**601. Planning:**

**21/01327/AS HedgeBerry Farm, Puddingcake Field, Rolvenden Hill, Rolvenden –** Provision of camping area, erection of 2 no. bell tents, shepherd's hut, polytunnel, 2 no. small toilet & shower blocks, change of use of one stable to a classroom, visitor parking and stationing of a temporary dwelling (caravan) for staff accommodation, in association with the use of the land as a smallholding for the keeping of livestock and growing fruit/vegetables.

**Resolved:**

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

1. The application is contrary to the Rolvenden Neighbourhood Plan Policy RNP1 clauses a and d in that the design is not of high quality situated in open farmland where it would fail to integrate into the landscape.
2. The application is contrary to the Rolvenden Neighbourhood Plan Policy RNP3 clauses a and b as the proposals do not enhance the Area of Outstanding Natural Beauty and can be clearly see from the road at the bottom of the hill.
3. The application is contrary to the Rolvenden Neighbourhood Plan Policy RNP4 clauses a and b the application does not demonstrate justification for the activities proposed and it detracts from the distinct quality of the landscape.
4. The application is contrary to the Rolvenden Neighbourhood Plan Policy RNP11 clauses b and c the stable being proposed for conversion to a classroom is not of substantial construction. The residential amenity of the neighbours is compromised by the number of visiting vehicles and noise emanating from the campsite penetrating the tranquillity of the area.
5. The application is contrary to the Ashford Local Plan Policy SP1 clauses b and d as it fails to conserve and enhance the natural environment it is not of high quality design and does not respond to the prevailing character of the area.
6. The application is contrary to Ashford Local Plan Policy SP2 in that consideration has not been given to accessibility, existing infrastructure provision, lack of services all of which render the site unsustainable.
7. The application is contrary to Ashford Local Plan Policy SP6 clauses a and h in that the plans lack character, distinctiveness and poor in detail.
8. The application is contrary to Ashford Local Plan Policy HOU5, clause a lack of local services, clause b distance from facilities to far to walk safely, clause d no footpath on a busy A road making it dangerous for cyclists and pedestrians, clause e does not enhance the natural environment, clause f not of high quality design. For a residence in the countryside the essential need has to be demonstrated which it has not, neither is it the re-use of a redundant building or of exceptional design.
9. The application is contrary to Ashford Local Plan Policy ENV3b in that it does not enhance the landscape and reduces the tranquillity of the AONB.
10. The application is contrary to Ashford Local Plan Policy ENV4 as the site falls within zone E1 by virtue of being within the AONB therefore the dak skies SPD is applicable.
11. The application is contrary to Ashford Local Plan Policy EMP5b in that it does not respect the landscape setting, impacts upon the residential amenity of the neighbouring properties and the type and amount of traffic is inappropriate to the location.
12. The application is contrary to Ashford Local Plan Policy EMP11 in that the site is only accessible by car,
13. The application form quotes 8 parking spaces which would appear to be insufficient for the level of activities being proposed.
14. Paragraph 177 of the latest revision of the NPPF requires that any development within the AONB demonstrates that it is the public interest, this has not been demonstrated therefore the application should fail.

**21/01342/AS 5 Rolvenden Hill, Rolvenden** – Demolition of existing dwelling and outbuildings to allow construction of replacement dwelling with integrated garage.

**Resolved: The Parish Council object to the application as the design affects the visual amenity of neighbouring properties in contravention of Ashford Local Plan Policy HOU7.**

**Councillors Mrs Curtain and Mrs Newman left the room and Councillor Mrs Walker took the Chair.**

**21/01329/AS Rolvenden Tennis Club, Regent Street, Rolvenden – Erection of Log Cabin to replace existing shed.**

**Resolved: the Parish Council supports the application.**

**Councillors Mrs Curtain and Mrs Newman returned to the room.**

**602. Finance:**

Schedule of payments:

Staff costs	£1,010.20 (VAT £27.30)
Litter picking	£120.00
Tompsett Landscaping	£1,510.80 (VAT £251.80)
G Hickman	£80.00
Rolvenden Village Hall	£42.00
SLCC	£104.36

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

**Resolved:**

- 1. To authorise the payments contained within the schedule**
- 2. To receive and note Report RPC/21/07**
- 3. To receive and acknowledge the financial movements for the period 1<sup>st</sup> April 2021 to 31<sup>st</sup> July 2021.**

**603. Stolen funds:**

The Solicitors, Whitehead Monckton have prepared a letter of claim to Lloyds Bank which is due for despatch.

**604. Land bequest:**

No progress has been made.

**605. Other Items for Information:**

Councillor Mrs Curtain provided an update on the wild flowers in verges in that the Bumble Bee Conservation group have visited and will be providing a plan for consideration.

Councillor Mrs Walker reported that arrangements are in hand for a FunFest Charity day in aid of the Brain Tumour Trust on 28<sup>th</sup> August. Borough Councillor K Walder has agreed to make £500 of her Ward Member Grant to fund the event.

There being no further business the meeting closed at 8.45pm.