



Rolvenden Parish Council

Minutes of a meeting of Rolvenden Parish Council held in Rolvenden Village Hall on Thursday 17 July 2025 at 7.30pm.

Present: Cllr A. Hinge (Chairman), Cllr H. Back, Cllr. C. Balch, Cllr. S. Bryant, Cllr. M. Geerts, Cllr M. Gilchrist, Cllr. L. Walker
In attendance: Louise Goldsmith, Parish Clerk
Cantium Land and Development Ltd: Ian Bull. Julian Wilkinson, Mayler Colloton.
Ashford Borough Council: Mark Bawden, Maria Stevens
39 members of the public were also in attendance

Louise Goldsmith Parish Clerk
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Headcorn
Kent
TN27 9AZ

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1289. Administration:

Fire Exits, Fire Meeting Point, Mobile Phones.

1290. Intention to record the Meeting:

There were no intentions to record the meeting.

1291. Apologies for Absence:

An apology for absence was received from Ward Member Kate Walder and Cllr. Green and the reasons for absence were accepted

1292. Declarations of interest:

Cllr Bryant noted an interest in the War Memorial Trust.
Cllr Hinge noted an interest in the War Memorial Trust.
Cllr. Back noted an interest in agenda item 11 (b) PA/2024/2266.

1293. Minutes of the meeting of the 19 June 2025

Resolved: That the minutes of the Parish Council meeting held on the 19 June 2025 be approved and confirmed as a true record.

1294. Ward Member/County Councillor Report:

County Councillor Report: Wayne Chapman gave the following report.

There were no additional reports. It was noted that County Councillor Wayne Chapman gave a detailed report at the last meeting.

1295. Chairman's report:

There was no additional report.

1296. Clerk's report:

Proposed diversion of Footpath AT41: ABC has confirmed the Order under section 257 of the Town and Country Planning Act 1990. The effect of the Order, as confirmed, is to divert the entire width of that length of public footpath which commences at NGR TQ 8470 3167 (Point A on the order plan) and runs in a north-north-westerly direction for 130 metres to NGR TQ 8465 3179 (Point B) and will add a new length of public footpath AT41 with a width of 2.0 metres which runs from the aforementioned Point A in a north-easterly direction for 15 metres to NGR TQ 8471 3168 and then in a north-north-westerly direction for 122 metres to the aforementioned Point B.

Resignation of Cllr. Edward Barham: The Clerk reported that a resignation letter had been received from Edward Barham on the 14 July 2025. The resignation letter was forwarded to ABC and an official Notice for the resignation has been issued. The Clerk has placed this Notice on the noticeboards and website.

Gateways: The Clerk advised that the proposed gateways for both entrances to Rolvenden Layne on Maytham Road have been installed.

MP Katie Lam has confirmed that she will be attending the Parish Council meeting due to be held on the 21 August 2025.

Chairmans signature.....

1297. Cornex Garage Site

Ian Bull, Julian Wilkinson and Mayler Colloton representatives from Cantium Land and Development Ltd. presented draft proposals for the redevelopment of the former Cornex Garage site which is included in the Rolvenden Neighbourhood Development Plan. The proposal is to build a total of 7 dwellings to include a detached cottage style house, a maisonette and 5 other cottages. It was explained that an outline planning application will be submitted to ABC in due course. The agent explained that they will be hand delivering an information leaflet to the residents in the area which will provide further information on the scheme and the next steps.

Standing Orders were lowered for a question and answer session.

Summary of the main questions and answers are as follows:

Q: The Rolvenden Neighbourhood Development Plan suggested that a café should be built at the front of the site:

A: The agents have carried out some research and have been advised that there is no demand for a Café. This was questioned by the member of the public who suggested that a current survey being undertaken to update the NDP suggests that parishioners would still like a Café.

Q: Will any affordable housing be provided or buying schemes?

A: The agent advised that the number of dwellings falls below the threshold to provide affordable housing.

The agent also explained that the cost of the remediation works for the site are very high and that the site needs to be financially viable to be brought forward.

Q: Trees: Are there plans to remove any trees?

A: The agent advised that all the trees are to be retained and that additional trees are to be planted.

Q: Concern was expressed about the number of parking spaces for the dwellings.

A: The agent advised that the number of parking spaces provided complies with the planning requirements set by ABC.

Q: Some residents use the garages on site, where will they park?

A: The agent explained that only one or two garages on site are still in use.

Q: Will the development be extended at some point into the land behind the site?

A: The agent explained that this site was put forward in the recent Call for Sites exercise undertaken by ABC.

Q: What biodiversity measures will be taken?

A: The agent advised that the planning application will contain information on the plans to increase the biodiversity of the site which will include a master landscaping plan.

7.59pm: The meeting resumed. Ian Bull, Julian Wilkinson and Mayler Colloton thanked the Parish Council for letting them attend the meeting to present the draft proposals for the Cornex Garage site and left the meeting.

1298. Monypenny, Rolvenden

Mark Bawden, Housing Strategy and Partnership Manager at ABC, explained that the Monypenny site is being redeveloped for a number of reasons. Mark Bawden advised that on ABC's housing register there are currently 1800 households seeking social housing and that 280 households are having to live in emergency housing. Mark Bawden also advised that 18 households from Rolvenden are looking for affordable accommodation. Mark Bawden explained that ABC have to consider the wider picture and the need to provide more affordable homes in the Borough. ABC plan to develop the site to provide 41 homes to replace the existing 33 dwellings. The existing flats do not meet modern standards and ABC would like to offer affordable homes to those on the waiting list. Mark Bawden advised that ABC is also considering developing the land east of the Glebe to provide 6 bungalows and is buying back 4 dwellings through the right to buy scheme which will be used to provide affordable homes. Mark Bawden advised that he met with 25 residents individually today and listened to their concerns. Mark Bawden will discuss these concerns with ABC and suggested that the current proposal will need to be revisited and all options considered. Mark Bawden suggested that the phasing of the building works needs to be reconsidered to take into account the fact that some residents do not want to leave the site. Mark Bawden advised that not all residents were against moving out.

Standing Orders were lowered for a question and answer session.

Summary of the main questions and answers are as follows:

Q: Where will the residents go if they cannot stay on site?

A: Mark Bawden advised that having listened to their concerns the ideal solution would be to temporarily rehome them in one building and that all options will have to be considered.

Q: Will the proposed affordable homes go to local people?

A: Mark Bawden advised that the 18 households from Rolvenden on the waiting list for affordable housing should be given priority.

Q: The landowner for the Cornex Garage site suggested that ABC contacts his agents to discuss whether this site could be used to provide accommodation for a new Monypenny.

A: Mark Bawden advised that the cost of the remediation measures for the site could be prohibitive but would discuss this suggestion with ABC.

Q: Can ABC guarantee that the proposed affordable homes will be given to local people?

A: Mark Bawden advised that the ABC housing allocation policy will be applied and that a local connection is one of the top criteria.

Q: Could mobile homes be provided as temporary accommodation on the Glebe land for the existing tenants so that they do not need to leave the village?

A: Mark Bawden offered to look into this as an option.

Q: Can ABC make the information on the cost of each option public?

A: Mark Bawden suggested that the financial cost of each option would be part of any report written on the proposals.

The meeting resumed.

It was noted that several members of the public and Members expressed their disappointment with the fact that there seems to be no consideration given to the personal or social needs of the elderly residents who simply want to spend their remaining years in relative peace and tranquility. In view of the present shortage of independent living housing in the borough the residents are concerned about being separated and moved away from Monypenny for a few years. Many residents are quite frail and unwell and anxiety about these proposals is affecting their health.

Mark Bawden advised that ABC will now consider all of the options available and suggested that he attends a future meeting to report back.

8.35pm Mark Bawden and Maria Stevens left the meeting

1299. Open Session:

A member of their public expressed their disappointment that the new gateways in Rolvenden are not wooden.

Several members of the public requested that the goal posts are not removed from the recreation ground at Rolvenden Layne

4 members of the public left the meeting

A member of the public reported an issue with e-scooters in the village.

2 members of the public left the meeting

1300. Planning:

a) To consider any planning applications received prior to the meeting

PA/2025/1140: Little Halden Farm, Tenterden Road, Rolvenden

Variation of condition 2 of Planning Permission PA/2024/0156 change of use of building and land within its curtilage to a dwelling house following part demolition of Atcost and hay barns; to allow for a revised design which includes alterations to the dwelling's fenestration to accommodate the reworking of the internal layout along with the introduction of a 1.5 storey car barn with ancillary and incidental space.

Resolved: Support.

b) To consider any approvals: (recommendation from RPC in italics)

PA/2025/0936: 34 Maytham Road, Rolvenden

Erection of replacement single storey side and rear extension, following the demolition of bay window and existing rear extension. Erection of ancillary garden building. Erection of storage shed with open fronted garden room, along with 2 new bin storage buildings.

Resolved: Support subject to a condition that the garden building is ancillary accommodation to the main house. In addition, should the Planning Officer be minded to refuse the proposal to request that the Ward Member asks for it be considered by the Planning Committee at ABC.

PA/2025/0961: 34 Maytham Road, Rolvenden

Listed Building Consent for the erection of a single storey side and rear extension following the demolition of the front bay window/porch and existing rear extension. Amendments to fenestration including the reinstatement of sash window to front elevation. Internal alterations including removal of partition walls to create doorways and associated works.

Resolved: Support.

PA/2025/0673/PA/2025/0618: Barge Cottage, Maytham Road, Rolvenden

Listed Building Consent for the removal of the rear porch, part of the rear wall and modern flat roof dormer, replacement with partial ground and first floor extension, alterations to the roof form of the existing single storey elements, alterations to fenestration and internal alterations to the first floor to create an en-suite bathroom.

Resolved: Support.

PA/2024/2266: 47 Maytham Road, Rolvenden

Installation of EWI (External Wall Insulation) and roof extension.

Resolved: Support.

c) To consider any refusals: (recommendation from RPC in italics)

PA/2025/0720: 60a High Street Rolvenden

Single storey side extension, 1.9m high replacement garden wall, changes to fenestration, external alterations including the creation of hardstanding and new vehicular access from the High Street.

Resolved: Object: The Parish Council notes the advice given by ABC in the pre-planning application and agree that the proposal, at present, would represent an addition which is out of character with the street

scene and adjacent Listed Building and the wider conservation area. We are also concerned about the loss of High Street parking and the fact that cars will need to reverse in or out of the driveway directly on to the A28 between parked cars. We refer you to our adopted Neighbourhood Plan reference RNP15.

PA/2025/0743: 60a High Street Rolvenden

Listed Building Consent for 1.9m high replacement garden wall, internal alterations including attic conversion with new internal staircase, changes to fenestration including existing front elevation windows replaced with painted timber double glazing to the same pattern.

Resolved: Refer to the Listed Building Officer.

NOT/2025/0931: Little Forsham Farm, Wassall Lane, Rolvenden

Prior Notification for general purpose agricultural building.

Resolved: Support

d) **Withdrawn:** None to consider.

1301. Parish Matters.

a) **Allotments**

Cllr. Hinge and the Clerk accompanied representatives from the allotment committee for the annual inspection of the allotments this morning. The Clerk was pleased to report that the allotments are all occupied and in the main are being well looked after and that orchard is growing well.

b) **Recreation football goal provision**

Members discussed the comments received regarding the football goal posts at Rolvenden Layne

Resolved: To retain the football goals at Rolvenden Layne..

c) **Neighbourhood Watch/Kent Police Update**

Sian Reeves, Rolvenden Neighbourhood Watch, gave the following report.

The next article in the Rolvenden Parish Magazine will focus on wildlife protection. There has been reports of catapulting in Tenterden and Wittersham. The BBC are preparing a programme on catapulting and are contacting schools for information. Sian Reeves advised that E-Scooters are classed as motor vehicles under the Road Traffic Act 1988. This means the rules that apply to motor vehicles, also apply to e-scooters including the need to have a licence and insurance. If you see anyone riding an e-scooter on the pavement or road, please report this.

Sian Reeves hopes to hold a Policy Surgery in the Autumn at the Thursday market in the hall. Sian Reeves recommended that residents read the regular updates and advice on preventing crime posted on Facebook by Peter New, Kent Police Volunteer and Community Neighbourhood Watch.

Ongoing and new Fraud/Scams to be aware of

Information in my monthly Rolvenden Parish magazine article and sent to Rolvenden Neighbourhood Watch members. Rogue scams, Investment scam, Mobile phone scam, Blue Badge application scam, WhatsApp scam with people posing to be a friend or family member, Ticket fraud, Romance scams, Voice cloning scam, Fuel allowance fake text. If you think you have been a victim of identity fraud contact your bank immediately by calling 159.

1302. HIGHWAYS/PROW

a) **Highways Improvement Plan**

Priority 2 Hastings Road, Rolvenden: Pedestrian and traffic surveys took place the w/c 2 June 2025 for one week. The Community Engagement Officer has advised that the results will be shared in a few months.

Priority 3: Speeding Traffic, Hastings Road, Tenterden Road: The Parish Council will continue to investigate ways of funding a Speed Indicator Device Scheme on the A28 throughout the village

b) **Reported Faults**

Various potholes: It was noted that various pothole repairs and surface dressing repairs have been carried out. The Clerk was asked to report that various potholes need to be repaired on Benenden Road between Mount Lodge Farm and Little Halden Place Farm. Cllr. Bryant suggested that the bench at Gatefield needs repairing. Cllr. Walker expressed her disappointment with the time it is taking for South East Water to repair a leak on the road outside The Star given there is currently a water shortage and ban on using hosepipes. The Clerk will contact County Councillor Wayne Chapman and ask for his support.

1303. Finances

a) **Clerks Appraisal:**

Resolved: Cllr. Geerts to conduct an annual appraisal with the Clerk.

b) **To receive the accounts**

The accounts dated the 30 June 2025 were received.

c) **To receive the bank reconciliation as at 30 June 2025**

The bank reconciliation as at the 30 June was noted. The bank reconciliation was checked and signed by Cllr. Balch in accordance with the financial regulations.

d) **To receive a list of payments for approval**

Cllr. Hinge checked the invoices against the payment schedule, (appended to the minutes), and it was **resolved** for Cllrs. Balch and Hinge to authorise the payments online. The authorised schedule was initialled immediately below the last item by the Chair in accordance with the financial regulations.

7 members of the public left meeting.

1304. External Meetings

a) **Thoburn Trust Meeting:**

It was noted that there will be a meeting after the Parish Council meeting.

Cllr. Hinge advised that the Trust is hoping to apply for capital grant funding to replace and replenish the boundary fencing and hedges. Cllr. Hinge met with a representative from the Kentish Stour Partnership to look at the pond on the Thoburn Land but unfortunately it does not fit the criteria for grant funding.

b) **Neighbourhood Development Plan Steering Group**

There was no update. The Clerk to find out of the Steering Group have managed to source funding to support the project.

c) **Rolvenden Village Hall:**

Cllr. Hinge advised that the new heating system has now been installed which was partially funded by a grant. The new system will substantially reduce the heating bill for the hall. More Trustees are still required as the hall continues to be managed by just three volunteers. A new bookkeeper has been appointed and interviews are being held for a new cleaner.

d) **KALC Ashford Area Committee:**

It was noted that Tracy Kerly, CEO at ABC and Charlotte Hammersley, Head of Policy and Performance at ABC will be attending the next meeting due to be held on the 31 July 2025 to discuss both the Local Government Review and the Community Governance Review.

1305. Items for the next meeting

Monypenny: Try and obtain a cost breakdown for the proposals.

1306. Correspondence/Consultations

a) KALC Local Government Reorganisation Survey: Members to send comments to the Clerk to collate.

1307. Any Confidential Items:

There were none.

1308. Date of the next Parish Council Meeting: Thursday 21 August 2025 at 7.30pm

There being no further business the meeting closed at 9.15pm

Signed: Date:

BACS Payments for Approval June 2025

Reference	Payee	Invoice	Description of Transaction	Gross
18/25	Louise Goldsmith		Expenses	95.30
19/24	Tompsetts	3315	Grounds Maintenance	1988.02
20/25	Rolvenden Village Hall		Insurance contribution	1000.00
21/25	M I Payroll		Payroll Services	25.00
DD	Unity Trust		Monthly Charge	6.00
DD	Hugo Fox		Website	11.99
DD	HMRC		Clerks Tax and NI (paid quarterly)	427.63
SO	Louise Goldsmith		Salary	1044.95
		Sub total		4598.89

Receipts June 2025:

Date	Amount
	0.00

Bank Reconciliation as at 31 May 2025

Opening balance	£13,975.76
add receipts	£20,250.00
	<u>£34,225.76</u>
less payments	£11,315.62
Balance	<u>£22,910.14</u>

Chairmans signature.....