

Minutes of a meeting of the Planning Committee of Aldington and Bonnington Parish Council held on Monday 11th July 2022 at 7.00 pm in Aldington Village Hall, Roman Road, Aldington.

Present: R Boulding, A Bowman, L Guy, W Parkinson and S Wagstaff

In attendance: Peter Setterfield PSLCC, Parish Clerk

107. **Apologies for absence:**

Cllr R Lloyd

108. **Declarations of Interest:**

There were no declarations of interest.

109. **Planning application 22/00462/AS – Beaconhurst, Knoll Hill, Aldington –**

Construction of two storey side extension, first floor side extension and single storey rear extension. Construction of detached car port and storage.

Resolved: Although revised plans have been submitted the Parish Council comments of 25 April 2022 remain applicable.

110. **Planning application 22/00924/AS & 22/00925/AS – Street Farm, Church Lane, Aldington – A replacement outbuilding**

Resolved: The Parish Council has no objection to the proposals.

111. **Planning application 22/00795/AS - Pumping Station, Wheatfields, Aldington –**

Retrospective application for a Pumping Station, including associated cabinets, lighting, hard and soft landscaping and associated ancillary works.

Resolved: The Parish Council having studied the proposals for the pumping station in Wheatfield would like to make the following observations.

With regards to the planning statement inaccurate in many respects, starting with the description of the site and surrounding areas:

Paragraph 2.8 is factually incorrect; there are only 4 bus services on a Monday to Friday that go to Ashford International Station, the first being 10:10 am and the last back to the village departs at 17:35. To cycle it is a distance of 6.7 miles. In addition there are no direct services to mainland Europe from Ashford International Station.

Paragraph 2.9 It is correct that there are no listed buildings within the site, however, the quoted listed buildings, at Broyle Gate Farmhouse and Arches Farmhouse, are not located in Aldington, in fact they are located in Ringmer East Sussex.

Paragraph 5.4 of the planning statement quotes the existing kerbstones outside of the fenceline as being confirmed to be retained through the Enforcement Notice. This appears to be at odds with the Landscape GA plan (drawing no. 29710 RGLD 01 REV B) which shows an area of planting behind the cabinet that is on the west side of this site, near the bollards. The following photograph

shows how close the cabinet is to the existing fence and that the Overall Landscaping GA was not only not adhered to, but currently impossible.



The Landscape GA plan and the Proposed site plan show shrub planting along the Eastern side of the site where the vent pipe is situated. The photograph below shows that the concrete around the manhole covers is round, which would appear to imply that the structure below would prevent this area being reduced in size

On this side of the development shrub planting, or extension of the hedge on the northern side, is necessary to retain residents visual amenity. We would like to suggest that the tarmacked ProW adjacent to the site could be reduced widthways to increase available space for planting. Its present width is excessive and has led to retro-fitting of bollards to deter vehicles using it as a cut-through. A reduced width would make it more obvious that this is a footpath and leave ample room for pedestrians and cyclists, as well as visual enhancement of the boundary through creation of an area that is sustainable for planting. Planting should be at least as high as the green cabinets within the site.

The current position of the vent pipe supported by the fence is too close to the nearest property and impacts pedestrians using the PRow, so consideration should be given to relocation of this pipe to the far side of the site furthest away

from any property. In its current location, secured to the fence, and at fence height the resulting odours affect the users of the adjacent Public Right of Way.



Paragraph 5.10 states that the bollards, volume of visible concrete and the fencing will be replaced with a smaller area of hard standing, knee rail and landscaping, there are some issues that need to be addressed regarding inconsistencies in the documentation and lack of information – most specifically about how the applicant proposes to create suitable conditions plants will thrive, given the extensive hard standing, paving, and tarmac that has been put in place.

The Landscape GA plan shows a mixed species native hedge, H1. A box hedge already exists which we would not wish to see removed – rather it should be extended. The plan makes reference to EL1, a flowering lawn which does not exist on the plan, indicating a ‘pattern book’ approach by the applicant that is not seriously addressing the impact of this development in the rural location.

The following photographs show the scale of concrete within the current compound which is overlooked by properties albeit from first floor windows. We very much hope that the applicant will adhere to the installation of the green triangles shown in the Landscaping GA as this will greatly reduce the visual impact that will increase with the removal of the fencing.



The photograph to the right shows the bollarded area installed to allow Calor to replenish the gas tanks, it is evident that the bollards have never been lowered by the level of padlock corrosion. Given that the Landscaping plan show that the size of this area is to be reduced we would like to suggest that the area is completely made over to planting.



The final two photographs show how close the existing fence is to the site boundary





For this reason, if anything like the Landscape GA proposal is to be realised, extensive excavation and redesign are necessary. Aldington & Bonnington Parish Council very much support the revision of this area. However, we trust that the Planning Authority will ensure that, if this retrospective application is approved, full revision of the current development is ensured through site visits. We are also concerned that the landscaping will be with minimum necessary intervention and therefore result in planting that is not suitable due to poor soil, or there being insufficient space for plants to thrive without intensive management. We ask Ashford Borough Council to investigate how this can be secured by condition.