

Minutes of a meeting of the Planning Committee of Aldington and Bonnington Parish Council held on Monday 24th October 2022 at 6.30pm in Aldington Village Hall, Roman Road, Aldington.

Present: Cllrs R Lloyd (Chairman), M Boulden, R Boulding, R Spicer, S Wagstaff and L Guy

In attendance: Peter Setterfield PSLCC, Parish Clerk

Also present: Cllr L Harman and 2 residents

123. Apologies for Absence:

There were no apologies for absence.

124. Declarations of Interest:

Cllrs M Boulden and R Spicer for minute 125, neither voted.

125. Planning application 19/00895/AS – Land North of 1, Church View, Aldington –

Residential development consisting of 6 dwellings with associated accesses, garaging and parking areas, with land to provide open space and agricultural field access. Ecological receptor site and wetland (amended description and plan)

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

126. Planning application PA/2022/2414 – Coopers Cottage, Roman Road, Aldington – Proposed glass link extension and alterations to external finishes.

Resolved: The Parish Council has no objection to the application but would like to point out that the information in the Design and Access Statement page 13 is incorrect in that wrong photographs have been used and the locations are incorrectly marked on the aerial view.

127. Planning application PA/202/2541 – Two Oaks Barn, Bonnington – Proposed single storey side extension, porch extension and alterations.

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

128. Planning application PA/2022/2544 – Field to West of National Grid Converter Station, Church Lane, Aldington – The laying out of a battery storage facility, intermediate substation, cabling, fencing, access tracks and associated drainage infrastructure on field to west of National Grid Sellindge Converter Station.

Resolved: The Parish Council has considered the application in detail and have concerns regarding:

- **Traffic management**
- **Light pollution**
- **Noise**
- **Fire Hazard**

On all counts there is the potential for cumulative effects of the works proposed in this application coinciding with the construction of the East Stour Solar Farm, planning application 22/00668/AS and any further works occurring at Sellindge Converter Station.

Traffic management –

The current works to the Sellindge National Grid Converter Station have already indicated that delivery vehicles are held on the road before being allowed to access the site, causing issues for Church Lane residents at peak hours. The delivery schedule for this new site needs to be aligned with that of the proposed solar farm (if approved) and in partnership with National Grid to prevent the build up of vehicles on the highway that impacts local residents in terms of noise and air pollution as well as causing safety issues and severe inconvenience through traffic disruption.

Whilst the applicant has indicated that no traffic generated as a result of the development would access the site from the Aldington end of Church Lane, the Parish Council request that adequate measures are put in place to ensure that this happens with penalties for non-compliance. There should be signage at the Roman Road/Church Lane junction to indicate no HGV traffic to enter. Should this application be approved there should be a traffic survey to establish whether Church Lane can be made a No Through Road, except for local traffic.

Light pollution –

Works at Sellindge National Grid Converter Station have generated substantial light pollution during works. Aldington is in a Dark Skies Zone. The application site is currently an agricultural field with no lighting, so any lighting put in place, however downward facing, introduces light that was not there before. The Parish Council request that all lighting is managed by PIR to only be utilised when strictly necessary as well as being designed to be downward facing and within best practice guidelines to be inobtrusive.

Noise –

Whilst the proposed working times are acceptable the Parish Council request that the noise levels during the construction phase are kept to a minimum during the first and last hours of the working day to reduce noise nuisance to residents. The current works at the Converter Station have been heard across the full length of Church Lane.

The Noise Assessment submitted proposes that the noise levels generated by the proposed batteries and inverters is below the background noise of the location and is therefore unlikely to be intrusive. It does not take into account noise from additional traffic generated, or from and works force present, all of which will contribute to the change of use. The remote rural location can be observed through the noise assessment, which show little difference in noise

levels in the day time vs night time, which would not be the case in more urban locations.

The Parish Council therefore requests that both noise pollution and light pollution are addressed prior to approval of this application.

Safety/Fire Hazard –

The Parish Council is pleased to see in 6.11.9 of the Design and Access Statement that “Each battery energy block is equipped with an effective inert gas system for extinguishing any fire in the event of a trigger signal from the fire detection system”. Given the recent fire at the Sellindge Converter Station, which was of national significance and exceptional to any previous experience had by Church Lane residents, we ask that detailed approval is given by Kent Fire and Rescue Service or other specialist due to the technical nature of the statements given by the applicant. An Emergency Response Plan is being prepared, according to the applicant. We request that this is in place prior to any approval being granted.

- 129. Planning application PA/2022/2644 – Hogben Farm, Church Lane, Aldington –** Change of use of land to residential garden to accommodate a new garage and store. Proposed conversion of existing garage and demolition of existing conservatory to form new kitchen, dining and boot room. Replacement lean too extension to form family area and utility, together with internal alterations.

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

- 130. Listed Building application PA/2022/2659 – Hogben Farm, Church Lane, Aldington –** Change of use of land to residential garden to accommodate a new garage and demolition of existing conservatory to form new kitchen, dining and boot room. Replacement lean too extension to form family area and utility, together with internal alterations.

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

- 131. Planning application PA/2022/2574 – Land to the West of By the Way, Aldington –** Full planning application for the erection of a detached dwelling including re-positioned access.

Resolved: The Parish Council has considered the application in some detail and wish to submit the following comments:

The application site lies between two listed buildings and on the boundary of the Clap Hill Conservation area. The Parish Council note that a line of trees forming the road frontage have been removed prior to this application being submitted.

Whilst the Aldington and Bonnington Neighbourhood Plan has not been submitted for examination the Design Guidelines and Codes have already

been compiled by AECOM for inclusion. These guidelines place emphasis on complementing the existing street scene and the Clap Hill Conservation Area.

It is noted that the rear of the proposed development is mainly of glass. The village of Aldington is noted for its dark skies so the Parish Council seek assurance that light trespass out of the building would be kept to a minimum.

It is noted that the applicant is looking to plant a hedgerow as the front boundary to the property, the Parish Council request that the use of solid high gates at the entrance are not considered, as these have an impact on the street scene.

Should the Borough Council be mindful to grant permission for this development the Parish Council would wish to see as a grant of condition that all vehicles, including deliveries, must remain within the site boundary as the approach to the site is narrow. Visibility, and even passing, would be severely compromised for other road users if delivery vehicles were to stop on the highway to unload. Also, residents from along Frith Road might be placed at additional risk as pedestrians as there is no footpath on this narrow rural lane.

- 132. Planning application PA/2022/2607 – Goldwell Farm, Goldwell Lane, Aldington**
– Demolition of existing hay storage barn and erection of proposed dwelling (alternative to previously approved scheme 21/00253/AS).

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

- 133. Solar Farms:**

It was agreed that the Parish Council would seek the views of residents on the subject at the next Parish Council meeting which would be devoted to the topic.

There being no further business the meeting closed at 7.30pm.