

Minutes of the Planning Committee of Aldington and Bonnington Parish Council held on Monday 13th May 2024 at 7:00pm in Aldington Village Hall, Roman Road, Aldington.

Present: Councillors; S Wagstaff (Chair), L Guy, P Hannabuss and H Stebbings.

In attendance: Peter Setterfield PSLCC, Parish Clerk.

200. **Apologies for absence:**

There were no declarations of interest.

201. **Declarations of interest:**

Councillor S Wagstaff declared that he knew the applicants of all three applications being considered but had no pecuniary interest in any of them.

Councillor H Stebbings declared that she knew the applicant for Knoll Hill House but had no pecuniary interest.

202. **Planning application PA/2024/0758 – Shepherds Meadow, Forge Hill, Aldington – Replacement boundary wall, fence and gates (retrospective)**

Resolved: to object to the application:

The proposal to remove the ragstone wall is contrary to Policy AB11 of the emerging Aldington and Bonnington Neighbourhood Plan conserving Heritage assets as Kentish Ragstone walling is specifically mentioned in section A7.

Policy AB8, promoting local character, of the Neighbourhood Plan section B states that special attention should be paid to boundary treatments which should reflect rural characteristics as described in the Aldington & Bonnington Design Guidelines and Codes produced by AECOM

The planning statement makes reference to the boundary treatment of the property to the North of Shepherds Meadow regarding the close boarded fence with bushes behind, however the neighbouring property to the south, Blackthorn House, simply has a post and rail fence, this is not mentioned.

203. **Planning application PA/2024/0044 – Knoll Hill House, Knoll Hill, Aldington – Change of use to single residential dwelling incorporating an extension and detached garage.**

Resolved to object to the application:

The proposal does not comply with Policy HOU10 of the Ashford Local Plan as it is partial development of residential gardens and the site is not within or adjacent to the built confines of Aldington. The overall size of the proposed buildings would create overdevelopment of the site.

Concerns have been raised about the design in that there is a predominance of glass in the front elevation which could be a breach of the dark skies policy with light spill.

In addition it is contrary to policy AB8, promoting local character through high quality design, of the emerging Aldington and Bonnington Neighbourhood

plan in that it does not preserve the character of the AONB in which it is situated. Section C ii refers to complying with the Kent Downs Management Guidance, and section C iv the site context and its relationship with its immediate surroundings.

204. **Planning application PA/2024/0843 – Forehead House, Church Lane, Aldington – Construction of a cart-barn style double garage and associated alterations.**

Resolved: the Parish Council has no objection to the application subject to a condition that the garage is only used for that purpose.

There being no further business the meeting closed at 7:25pm.