

Minutes of the Planning Committee of Aldington and Bonnington Parish Council held on Monday 8th July 2024 at 7:15pm in Aldington Village Hall, Roman Road, Aldington.

Present: Councillors: S Wagstaff (Chair), L Guy, H Stubbings and R Boulding.

In attendance: Peter Setterfield PSLCC, Parish Clerk.

209. Apologies for absence:

Cllr P Hannabuss.

210. Declarations of Interest:

There were no declarations of interest.

211. Planning application PA/2024/1049 – Land North of Parsonage Farm, Frogmore Lane, Bonnington – Two-storey dwelling and ground mounted solar array.

Resolved: The proposed development is in open countryside which according to the Design and Access Statement is in accordance with the Development Plan for the area, however, there are no references contained therein relating to either the emerging Aldington and Bonnington Neighbourhood Plan or any of the policies of the Ashford Local Plan.

Local Plan Policy SP1: Frogmore Lane is an isolated location lacking in infrastructure therefore contrary to the policy.

Local plan Policy SP2: there is no public transport in the locality, Frogmore Lane has no footpath therefore there will be total reliance upon motor vehicle for transport. Bonnington has no services, these are all located within the adjoining civil parish of Aldington not within reasonable walking distance.

Local Plan Policy SP6: there is no evidence in the proposals that any guidance has been followed in terms of design, the emerging Aldington and Bonnington Neighbourhood Plan also includes design guidelines and codes which have not been considered.

Local Plan Policy HOU5: Frogmore Lane is neither adjoining nor close to the built confine of Aldington or any settlement. The Design and Access Statement claims that the property is required for close visual maintenance during the lambing season which is a relatively short period of time, not all year round. Should the applicant have been considering this to be of exceptional design it would require referral to the Ashford Design Panel, no evidence has been provided to this effect.

Local Plan Policy ENV3: the application makes mention of the views from Frogmore Lane being limited however there is a Public Right of Way that runs parallel to the Lane which would give a full view of the proposed property.

Local Plan Policy ENV4: the proposed design has a large area of glazing on the face of the building overlooking the field this would potentially give rise to light spill contravening the dark skies policy.

In terms of the emerging Neighbourhood Plan:

Policy AB5 whilst it has been proposed that external lighting will be of a low level to protect the dark skies no mention has been made about light spill from velux roof lights or the glazed gable end of the proposed property.

Policy AB6 the property and the proposed solar array will be clearly visible from Public Right of Way AE508 which is not shown on the location plan.

Policy AB8 the application site is situated on the Old Romney Shoreline and does not reflect the style of neighbouring properties.

Policy AB12 Frogmore Lane is an isolated location and does not meet the requirements of sustainable travel in that it is a narrow country lane with no footpath, nor is it close to any means of public transport necessitating the use of motor vehicles.

In addition the application does not provide any detail as to the location and size of battery associated with the ground mounted solar array. The design and access statement mentions that water will be supplied by way of bore hole, this is not shown on the plan nor has confirmation been given that a sufficient supply of water will be available.

The Parish Council objects to the application on the aforementioned points.

- 212. Planning application PA/2024/0660 – Field to West of National Grid Converter Station, Church Lane, Aldington – Installation of underground cabling.**

Resolved: The Parish Council has no objection to the proposals, however it wishes to see a condition of grant that no vehicles are to approach the site from the South due to the narrow width of Church Lane and the low railway bridge.

- 213. Planning application PA/2024/1235 – Knoll Hill House, Knoll Hill, Aldington – Proposed change of use from ground keepers outbuilding to a Holiday Let to include change to front fenestration.**

Resolved: The ground keepers outbuilding was permitted within planning application 20/00653/AS the existing plans would appear to differ from the plans passed at that time in terms of the south elevation.

The proposal to change the front fenestration is in fact a small extension to the building as its current living space is only 47.4m² Local Plan Policy HOU12 stipulates the minimum for 2 persons is 50m² necessitating the removal of the existing fenestration. The new “full height” glazing will not benefit from the roof overhang at present which reduces light spill.

When permission was granted for the ground keepers outbuilding a condition of planning was that the building shall only be used for purposes incidental / ancillary to the enjoyment of the dwellinghouse.

The application site is situated within the Kent Downs AONB and the proposed full height will give rise to light pollution in this sensitive location. The location is in a rural location which will necessitate the use of private cars resulting in additional vehicle movements.

The Parish Council object to the application on the grounds that the use will be contrary to the existing planning consent and that the proposed glazing would contravene policy ENV4 and the design does not enhance the character and tranquillity of the AONB as required in Policy ENV3b.

There being no further business the meeting closed at 7:30pm.