

Minutes of a meeting of the PLANNING & ENVIRONMENT COMMITTEE held on Monday 1st December 2025 at 6pm

Present: Councillors A. May, M. Beach, Mrs S. Crump, Mrs J. Jones, B. Jones and Mrs D. Lewis

In attendance:

Planning Clerk Mrs Diane Cavey

0 Members of the public

244. STATEMENT FROM THE CHAIR OF THE PLANNING COMMITTEE

As the Chair of the Planning Committee, I would like to make a statement for the benefit of all Councillors present at this meeting and for members of the public.

The applications before you and indeed any applications in the future must be considered on Planning merits only. It is essential that Councillors adhere to this principle and ensure that their decisions are based on the papers before you and any information provided to you during this meeting.

I must stress this is not a forum to discuss any ancillary issues relating to the planning application or indeed any other matters. Councillors must not bring up or discuss any matters not included on the agenda issued

245. APOLOGIES FOR ABSENCE

Cllr D. Chapman Work Commitments

Cllr Mrs K. Rye Family Commitments

Cllr Mrs P. Harston Family Commitments

ABSENT

Cllr Ann Duncan

246. DECLARATIONS OF INTEREST

Councillor M. Beach declared an interest in item 6 on the agenda.

QUESTIONS FROM THE PUBLIC

No members of the public present.

247. MINUTES

The minutes of the Planning meeting held on the 3RD November 2025 were signed by the Chairman as a true record.

Proposed by Cllr B Jones and seconded by Cllr Mrs J. Jones

Unanimous

248. PLANNING INSPECTORATE

Chairman requested agenda item 6, South Brooks Solar Farm, move to the end of the meeting so it can be discussed in full.

All Councillors present agreed.

249. PLANNING APPLICATIONS

a) 25/2012/FH MULBERRY COTTAGE HIGH STREET LYDD KENT

Proposal: Works to tree subject to TPO No 3 2025 comprising of T1 Sycamore, whole crown reduction height of 4 metres from the highest growth, reduce the crown-spread by an estimated 6 metres overall, including the reduction/removal of some of the overhang lateral branches and ground works near the tree base for landscaping purposes.

Planning Clerk read a letter from a resident regarding Mulberry Cottage tree works.

RESOLVED: To support the proposal for application 25/2012/FH

Proposed by Cllr B. Jones and seconded by Cllr Mrs J. Jones

Voting in support of the proposal

For: 6

Unanimous

b) 25/2046/FH 25 TAYLOR ROAD LYDD ON SEA KENT

Proposal: Rear extension and roof extension to provide habitable accommodation in the attic.

RESOLVED: To support the proposal for application 25/2046/FH

Proposed by Cllr Mrs J. Jones and seconded by Cllr Mrs S. Crump

Voting in support of the proposal

For: 6

Unanimous

c) 25/2098/FH/GPD 75 COAST DRIVE LYDD ON SEA KENT

Proposal: Notification under the Town and Country Planning (General Permitted Development) (England) Order 2015 for a single storey rear extension.

Cllr A. May commented there is nothing behind the property and there have not been any neighbour objections.

RESOLVED: To support the proposal for application 25/2098/FH/GPD

Proposed by Cllr Mrs D. Lewis and seconded by Cllr M. Beach

Voting in support of the proposal

For: 6

Unanimous

d) 25/1729/FH DUNGENESS B POWER STATION DUNGENESS ROAD LYDD KENT

Proposal: Erection of a single storey modular building.

RESOLVED: To support the proposal for application 25/1729/FH

Proposed by Cllr B. Jones and seconded by Cllr Mrs J. Jones

Voting in support of the proposal

For: 6

Unanimous

e) 25/2092/FH/PA LIGHT RAILWAY RESTAURANT DUNGENESS ROAD DUNGENESS KENT

Proposal: Determination as to whether the prior approval of the Local Planning Authority is required under Schedule 2, Part 14, Class J of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the installation of roof mounted solar panels.

Cllr Mrs J. Jones commented this is the ideal place for solar panels.

Cllr M. Beach agreed and said the building is there already.

RESOLVED: To support the proposal for application 25/2092/FH/PA

Proposed by Cllr Mrs D. Lewis and seconded by Cllr Mrs S. Crump

Voting in support of the proposal

For: 6

Unanimous

250. PLANNING INSPECTORATE

South Brooks Solar Farm (The proposed development is currently in the pre-application stage)

Planning Act 2008 (as amended) and The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (The EIA Regulations) – Regulations 10 and 11 Application by Blue Planet Solar Limited (the applicant) for an Order granting Development Consent for the South Brooks Solar Farm (the proposed development) Scoping consultation and notification of the applicant's contact details and duty to make available information to the applicant if requested.

Agenda item 6 – Notes for file

- Cllr A. May The Planning Clerk has distributed a briefing note regarding objections from three residents.
- To clarify this is not up for a vote – I have read through a number of times. The Planning Inspectorate will now oversee the scoping and they are asking for our thoughts.
- Cllr B. Jones As a Committee we can not say yes or no as the proposal will eventually go to FULL COUNCIL when all the information is collated.
- The three residents who have commented will not be added to the Planning Minutes as the whole of the Marsh needs to be represented.
- This is a fact-finding exercise.
- Cllr A. May Councillors lets discuss concerns.
- Cllr B. Jones The water table could be altered, the same as what happened at the wind farm.
- Cllr A. May We need to know how far they want to drill down and how much concrete will be used.
- Cllr Mrs J. Jones They don't seem to know what they are doing.
- Cllr M. Beach The electric could be sold to France.
- Cllr B. Jones No the electric will not be sold to France. It will be used locally first and the excess possibly sold.
- Cllr A. May This is a pre-application a fact-finding exercise.
- At present there is not enough information to make significant comments.
- We need to make points to be taken into consideration.
- Traffic Logistics:** The size of the vehicles using the narrow roads – possible damage to foundations of houses.
- Cllr D. Lewis Vehicles using the roads need to be rural aware and the roads will need good signage – especially taking into consideration horse riders on the roads.

Environment: Rural Marsh lifestyle

. Movement of livestock

. Flora and Fauna unique to the Marsh – impact on farming.
Bees, rare insects and birds in fact all wildlife natural to the Area.

Cllr M. Beach

. Noise pollution – humming from the storage batteries upset
The ecological balance of bees and insects also the migration
Of birds. The Marsh has a huge bird population

. The glint from the solar panels also confuses the birds.

Cllr B. Jones

Flood Risk: Water table and drainage – we came close to
flooding five years ago.

Cllr A. May

The proposal of the panels being built on concrete will impact
natural drainage from the land into the dykes as all the dykes
are joined by gates.

Cllr B. Jones

The water gates will need to be opened. At present the
Environment Agency monitor and open the gates when
necessary. The dykes keep the Marsh dry and concrete
legs/footings will impact drainage.

The Environment Agency dredge dykes with the co-operation
of several farmers – the dredged matter is used to enrich
the soil.

Cllr A. May

Light Pollution: There will be security lights on for
Maintenance, this could impact the surrounding houses and
wildlife.

The concerns we have highlighted will be added to the
Inspectorate website as requested, but these are comments
as we do not have enough information about the siting of the
solar farm and maintenance, also who will have the contract.

Meeting closed at 18.51

Chairman _____

Date _____