

Minutes of a meeting of the PLANNING & ENVIRONMENT COMMITTEE held on Monday 11th May 2026 at 6.00pm in the Parlour
Present: Councillors A. May, M. Beach, D. Chapman, Mrs S. Crump, P. Harston, Mrs J. Jones, B. Jones, D. Lewis and K. Rye.

In attendance:
 Planning Clerk Mrs Diane Cavey
 0 Members of the public

89. 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

90. APOLOGIES FOR ABSENCE

None

91. DECLARATIONS OF INTEREST

None

92. QUESTIONS FROM THE PUBLIC

No members of the public present.

93. MINUTES

The minutes of the Planning meeting held on the 13th April 2026 were signed by the Chairman as a true record.

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

For: 7

Abstain: 2 (Cllr's P. Harston and K. Rye)

94. PLANNING APPLICATIONS

a) 26/0580/FH 27 NESS ROAD LYDD KENT TN29 9DS

Proposal: Two storey rear extension.

Councillor D. Chapman commented the build is going on top of what is already there. The same as number 31. They are adding to the footprint by a small amount., taking the extension up to the top the same as next door.

Councillor Mrs J. Jones commented the build is over intensive and will impact the neighbours.

Councillor P. Harston commented no objections listed.

RESOLVED: To support the proposal for application 26/0580/FH

Proposed by Cllr D. Chapman and seconded by Cllr P. Harston

Voting in support of the proposal

For: 7

Against: 1 (Cllr B. Jones)

Abstain: 1 (Cllr J. Jones)

b) 26/0319/FH WAY O THE WINDS DUNGENESS KENT TN29 9NE

Proposal: Replacement dwelling.

RESOLVED: To support the proposal for application 26/0319/FH

Proposed by Cllr B. Jones and seconded by Cllr D. Chapman

Voting in support of the proposal

For: 8

Against: 1 (Cllr K. Rye)

95. KENT COUNTY COUNCIL APPLICATION

a) FH/25/1883 (KCC/FH/0128/2025)

Proposal: Continuation of seasonal shingle recycling operations beyond October 2026, for the purpose of recovering material used in the maintenance of flood defences at Dungeness.

Location: DUNGENESS BORROW PIT, DUNGENESS, KENT, TN29 9NA

RESOLVED: To support the proposal for application 26/0319/FH

Proposed by Cllr B. Jones and seconded by Cllr D. Chapman

Voting in support of the proposal

For: 9

Unanimous

96. BRIEFING NOTE RE HOOM

Planning Clerk updated councillors regarding discussions at the Planning Meeting on the 1st December 2025 and decisions regarding HOOM.

**LYDD TOWN COUNCIL
PLANNING COMMITTEE BRIEFING NOTE
MAY 2026**

HOOM

27th April 2026 Annual Town Meeting resident's question:

Why had Lydd Town Council not discussed South Brooks Solar Farm and resident objections and have the Council been informed?

The answer given was the Council has not received any information and South Brooks Solar Farm has not been discussed.

South Brooks Solar Farm was discussed at the Planning meeting on the 1st December 2025. File notes are in the minutes and concerns raised added to the Planning Inspectorate Website.

Extract from the Planning Minutes 1st December 2025

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 cannot 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 let's 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. Planning Committee Briefing Note 11th May 2026
- 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.

Received and noted by Councillors present.

Meeting closed at 18.30

Chairman _____

Date _____