

**Minutes of a meeting of the PLANNING & ENVIRONMENT COMMITTEE held on Monday 22<sup>nd</sup> June 2026 at 5.45pm in the Parlour**  
**Present: Ex-Officio Mayor Cllr B. Jones, Ex-Officio Deputy Mayor Cllr D. Chapman**  
**Councillors: A. May, Mrs S. Crump, P. Harston, T. Hills and K. Rye.**

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

**148. ELECTION OF CHAIRMAN**

Ex-Officio the Mayor proposed Councillor Anthony May to be Chairman of the Planning Committee.

**Resolved: To support Councillor Anthony May as the Chairman of the Planning Committee.**

**Proposed by Cllr B. Jones and seconded by Cllr P. Harston**  
**Unanimous**

**149. 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

**150. APOLOGIES FOR ABSENCE**

Cllr Della Lewis - Unwell

**152. DECLARATIONS OF INTEREST**

None

**153. QUESTIONS FROM THE PUBLIC**

No members of the public present.

**154. MINUTES**

The minutes of the Planning meeting held on the 11<sup>th</sup> May 2026 were signed by the Chairman as a true record.

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

**For: 6**

**Abstain: 1 (Cllr T. Hills)**

**155. PLANNING APPLICATIONS****a) 26/0837/FH/GPD THE PRIORY QUEENS ROAD LYDD TN29 9BU**

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

Cllr. Chapman commented the extension is inline with the adjoining property and the fences are high and will not be intrusive as the extension is a single storey.

**RESOLVED: To support the proposal for application 26/0837/FH/GPD**

**Proposed by Cllr P. Harston and seconded by Cllr B. Jones**

**Voting in support of the proposal**

**For: 7**

**Unanimous**

**b) 26/0837/FH/GPD THE PRIORY QUEENS ROAD LYDD TN29 9BU**

**Re-Consultation** following the submission of additional details or a change in circumstances.

Site address amended to confirmed site address 1 The Priory Queens Road Lydd TN28 9BU.

**RESOLVED: To support the re-consultation for application 26/0837/FH/GPD**

**Proposed by Cllr P. Harston and seconded by Cllr B. Jones**

**Voting in support of the proposal**

**For: 7**

**Unanimous**

**b) 26/0775/FH 8 PADDOCK CLOSE LYDD TN29 9BT**

**Proposal:** Single storey side extension.

**RESOLVED: To support the proposal for application 26/0775/FH**

**Proposed by Cllr D. Chapman and seconded by Cllr S. Crump**

**Voting in support of the proposal**

**For: 7**

**Unanimous**

**156. SOUTH KENT ENERGY PARK**

**a)** Councillors to receive and consider a letter from the Planning Inspectorate, South Kent Energy Park Ltd.

**Cllr A. May**

To clarify we are looking for observations on the scoping report for South Kent Energy Park. The observations will be collated by the Planning Clerk to be sent to the Planning Inspectorate. My comments will follow the observations listed in file notes for the South Brooks Solar Farm.

**Cllr B. Jones**

Agreed with Cllr A. May and said this is observations and when the proposal is presented it will eventually go to FULL COUNCIL.

**Cllr T. Hills**

The solar farm proposals could cover 10% of the Marsh which could indicate a flood risk. At present there is an investigation on how to keep the Marsh afloat. There should be an increase in waterways.

There was 90 million pounds set aside to build a solar farm which fell through and went back to the government on the Somerset levels as it is a flood plain.

Currently we do not have a sea defence, and Natural England wanted a natural eroding beach at Galloways. Jury's Gap is protected halfway up the ranges. 25 years then the defence will be taken out.

Pre – Covid we were looking at evacuation strategy and Lydd, which would mean around 6000 people.

**Cllr A. May**

Traffic Logistics is an issue. The size of the vehicles using narrow roads. Road closures as there is only two ways into Lydd particularly the Lydd Straight. Ambulances in Lydd (especially if a Grade 1 call) will take over 7 minutes longer if they must go through New Romney or Camber.

Also, where does the water come from for panel cleaning. Apparently, they do not clean the panels in the summer.

Light pollution is another issue which could affect both residents and wildlife.

**Cllr T. Hills**

The farmland is Grade 1 Agricultural and 10% could be used. Impact on food production.

**Councillor Tony Hills left the meeting at 18.30**

**Cllr K. Rye**

I know that across the Marsh especially at the back of St Mary in the Marsh they have found land mines.

**Cllr D. Chapman**

Well we did have RAF Brenzett, New Church and RAF Midley also, RAF St Mary in the Marsh where the area was decommissioned and returned to agriculture.

**Cllr K. Rye**

Flora and fauna unique to the Marsh.

Impact on the farming community including bees, rare insects and birds and all wildlife in the area.

**Planning Clerk to list observations to be presented to the Planning Inspectorate.**

**Traffic Logistics**

- . Wear and tear on the roads due to the size of the vehicles.
- . Possible damage to housing foundations due to the size, length and weight of the vehicles.
- . Road closures which will impact residents especially if emergency services are required. It could take 7 minutes longer to go through New Romney.
- . When will the roads be cleaned and will the roads be closed at this point.

**Environment**

- . Rural Marsh lifestyle will be impacted.
- . Flora and Fauna unique to the Marsh. Bees, rare insects, newts, bats and birds. All wildlife unique to the area.
- . Impact on Grade 1 agricultural land.

### Flood Risk

- . The proposal of the panels being built on concrete will impact the natural drainage from the land into the dykes. All the dykes are linked by gates, and the last line of defence is the Military Canal.
- . Water gates will need to be opened to disperse the water.

At present the Environment Agency dredge the dykes in co-operation with the farmers, will this still

- . happen. The dredged matter is used to enrich the soil for farming.
- . The dykes keep the marsh dry so the concrete legs/footings will impact drainage.
- . What precautions against flooding on the Marsh will be taken as it is a vulnerable area as five years ago the area came very close to flooding.
- . When the water table drops then salt water can ingress.
- . Where will the water come from for the welfare showers and toilets.

### Light Pollution

- . Security lights for maintenance could impact surrounding houses and wildlife.
- . Administration welfare sites will need lights for night working and security staff which will impact the surrounding area.

### Noise Pollution

- . Humming from the storage batteries upset the ecological balance of bees, insects and migrating birds. The Marsh has a huge bird population and the glint from solar panels also confuse the birds.
- . Heavey vehicle noise and construction noise will impact residents and wildlife.

### Land Mines/Unexploded Ordinance

- . The Marsh housed 4 RAF sites.  
RAF Brenzett – Spitfire airfield  
RAF New Church  
RAF Midley  
RAF St Mary in the Marsh (De-commissioned and returned to agriculture land)  
Historical sites.  
In the past unexploded ordinance has been found. What plans are in place to make sure surveys of the land are in place for resident safety.

Observations listed above by the Planning Clerk to be added to the Planning Inspectorate website.

**Resolved to add observations to Planning Inspectorate website.**

**Proposed by Cllr B. Jones and seconded by Cllr K. Rye.**

**For: 6**

**Unanimous (Cllr T. Hills had left the meeting at 18.30)**

- b) To receive and note the report from Folkestone and Hythe District Council, report number **A/26/10** for information only.

Planning Clerk highlighted sections within the report for Councillors on the Planning Committee to note:

- 3.4 The report asked the OSC (Overview and Scrutiny Committee) to note the following points:

- i) All three schemes are in the early stages of development, and the schemes may be amended, both in terms of their generating capacity and site area, before they are submitted. (The current consultation on the South Brooks scheme, for example, shows a reduced development area and an increased area set aside for biodiversity from the scheme that was subject to consultation in 2025.)
  - ii) The district council is a statutory consultee in the process. The council has a specific role which is set out in legislation and guidance. Decisions are made by the Secretary of State within the framework of Nation Polity Statements.
  - v) Residents and community groups are strongly encouraged to submit comments directly to the promoters through the consultations. When the schemes are submitted to PINS (Planning Inspectorate), people are advised to register with PINS so that they can make their views known directly to the Examining Authority at the public examinations.
- 3.6 The process is evidence based and the Examining Authority will be expected to Scrutinise assumptions about the likely harms and benefits of the schemes.
- 3.13 Parish and town councils and district members, and their parties can comment directly during the consultations run by the schemes' promoters and when the schemes have been submitted for examination, they can register to appear at the public examinations to put their views across directly to planning inspectors.
- 5.1 OSC resolved that its observations and feedback on the proposed NSIP solar schemes should be reported to Full Council while sections 3 and 4 summarise these observations, OSC discussions also highlighted matters which extend beyond the council's statutory role as the host authority for the NSIP schemes.

**Report received and noted by Councillors present.**

## 157. CORRESPONDENCE

- a) South Brooks Solar Farm (**Appendix A page 183**)  
Correspondence from South Book Solar Farm  
**Received and noted by Councillors present.**
- b) Correspondence received from HOOM regarding both South Brooks Solar Farm and South Kent Energy Park.  
**Received and noted by Councillors present.**

Meeting closed at 19.19

Chairman \_\_\_\_\_

Date \_\_\_\_\_



South Brooks Solar Farm  
 FREEPOST SEC Newgate UK LOCAL

Thursday 18 June 2026

Dear Sir/Madam,

**South Brooks Solar Farm: Desk Based Assessment**

Earlier this week, it was identified that Appendix 8.2: Archaeology and Built Heritage Desk Based Assessment was omitted from publication at the start of Phase Two Consultation. This is an Appendix to the Cultural Heritage chapter of the Preliminary Environmental Information ('PEI') published as part of Phase Two Consultation.

While we believe that the likely significant effects of the Project on cultural heritage could be understood without reference to the Appendix, we believe it is fair and in the spirit of the government guidance on pre-application consultation to give people time to comment on this document.

As a result, we have decided to publish this Appendix now and extend the feedback deadline to **11:59pm on Thursday 16 July 2026** to allow a full 28 days for this Appendix to be considered and for responses to be submitted.

The Desk Based Assessment is now available to view and download on the Document Library section of the Project website. We have also sent this to the deposit point locations. Where people have been sent USBs of the PEI, a revised version with the Appendix will be issued.

We are writing to you directly as we believe your organisation is likely to have an interest in the Appendix. However, we are also signposting this change on the Project website, including a post of our news page and through our consultation mailing list.

We have also undertaken a review of feedback and can confirm that impact on heritage assets has not been raised as an issue in any submission received at the time of writing.

If you have any questions, please do not hesitate to give me a ring on 0800 038 3486 or email me at [info@southbrookssolarfarm.co.uk](mailto:info@southbrookssolarfarm.co.uk).

Best wishes,

Rebecca

South Brooks Solar Farm

