



## EYTHORNE PARISH COUNCIL

### Minutes of the Meeting of the Council held

on 13 November 2024 at 6.30 pm, Elvington Community Centre.

**Present:** Cllr Whitehead (Chair), Cllr Wright (Vice Chair), Cllr Morgan-Lovett, Cllr Hansell, Cllr Martin, Cllr Luckhurst, Cllr French, Cllr Wetz and Cllr Godfrey

**Also, present:** Cllr Woodgate, Jo Pannell (Clerk to EPC), and 14 Members of the public.

#### **11/87/24. Chairmans welcome and opening comments**

The Chairman welcomed everyone to the meeting noting that it was nice to see Cllr Woodgate and Alan Watson from the Police Speedwatch team in attendance. The Chairman also noted that it was nice to see members of the public as well.

**11/88/24 APOLOGIES FOR ABSENCE** – Apologies had been received from Cllr Beaney, Cllr Mamjan and Julliette West the KCC Community Warden. Apologies were noted and accepted by all Cllrs present

#### **11/89/24. DECLARATION OF MEMBERS INTERESTS**

There were no declarations of interest declared.

#### **11/90/24. MINUTES**

The minutes from the Council meeting held on the 09 October 2024 had been circulated to Councillors prior to the meeting.

**RESOLVED:** The minutes were agreed as a true record proposed by Cllr Wright and seconded Cllr Luckhurst and unanimously carried. The minutes were duly signed by the Chairman.

#### **11/91/24. COMPLETED ACTIONS FROM THE OCTOBER MEETING/MATTERS ARISING**

The clerk explained that the only remaining action was to speak to ST about new signage for the play areas.

#### **11/92/24. KCC AND DDC COUNCILLOR AND COMMUNITY WARDEN REPORTS**

The Chairman invited Cllr Woodgate to address the meeting. Cllr Woodgate explained that he had been speaking to other Cllrs about the proposed Solar Farm at Nonnington and will visit both Tilmanstone and Eastry Parish Council meetings to hear their views on the proposal and to hear residents' views. Cllr Woodgate noted that issues at Falconsview are ongoing at the current time. Cllr Woodgate explained that he was happy to be contacted via email with any ongoing concerns. Please email him at: [cllr-charles.woodgate@dover.gov.uk](mailto:cllr-charles.woodgate@dover.gov.uk)

#### **11/93/24 PUBLIC CONTRIBUTIONS AND QUESTIONS**

A member of the public had spoken to PC Bowler at the previous meeting about not prosecuting speeding traffic who were over the 20mph speed limit. They requested speed strips from Thursday to Wednesday outside their house in Adelaide Road.

The Chairman introduced the planned proposal of a Solar Farm in Nonnington, noting that some Cllrs had attended the recent exhibition held by the developer, Pathfinder Clean Energy. Overall, the feedback had not been highly informative in terms of the lack of detail on the information boards and local knowledge of the area by the officers in attendance. This related to the access to the site and the land slopes, which would mean flooding of the area. The

Chairman explained that although Eythorne Parish Council is on the boundary of the development, it would affect Nonnington, Eastry and Tilmanstone Parishes.

In attendance were several members of the public who resided in Nonnington, and they had come along to the meeting to find out what the Parish Council thought about the proposals. Cllr French explained that there had been one detailed drawing at the exhibition, which shows the proposed solar farm to be one and a half times the size of Aylesham. He questioned why the developer was not looking at brown field sites and asked how this would affect jobs and the local economy in the areas? He agreed that there may be more jobs whilst the site was being set up, but nothing long term. He also explained that there would be no reduction in local energy costs, and it appeared that DDC were in favour of the proposals, following the pre-planning advice taken by the developer.

Cllr Woodgate explained that the proposal meets the Central Government message of creating more sustainable energy supplies. He also clarified that no message had come from DDC that they thought this development was a good idea and that the local community would receive reduced energy costs. He also explained that there were other solar farms in the vicinity.

The Chairman explained that there had been two more planning applications relating to this proposed development, the numbers are: 24/00793 with regards to the environmental impact assessment, which states that this assessment is not required, and the pre planning advice application 24/00063. Cllr Morgan-Lovett enquired if there would be any power available to local people? It was noted that local people would have some power.

The Chairman invited local Nonnington residents in attendance to address the meeting. The members of the public explained the proposed development is nearer Nonnington than Eythorne, but they are proposing a local campaign to spread awareness of this development, they have drafted a leaflet, and a website is currently being designed. They explained that the site is currently tenanted by farmers and the site is grade 2 listed agricultural land, which is important for food security in the future. There is also concern that there are protected species at the site, such as slow worms, but as they are now hibernating it would be impossible to substantiate this fact. There are also sky larks in the vicinity of the site, which produce a lovely song, so they cannot understand why there is no Environmental Impact Assessment of the site.

Another member of the public agreed that food security was of importance, but the developers are not interested in local issues. They explained that a seven-foot wire mesh fence is to be erected on site, with wildflower meadows, however, the animals would eat the flowers. Another member of the public explained that these panels contain hazardous chemicals according to the European Union and when it comes to disposing of the panels. The UK only has one facility to break down the components in these panels at the end of their life, whereas other Countries have many facilities to do break these down.

A member of the public explained that the World Health Organisation noted that these panels can cause headaches, skin rashes, nausea and omit electrical magnetic radiation. Cllr Wright explained that given the overcast weather of late, the current solar panel farms have not generated enough electricity. The Chairman thanked members of the public for their attendance and input into the discussion.

A member of the public explained that they were worried the PACE company knew what they were doing, especially regarding DDC who have plenty of brown fill sites that can be used. For example, The Old Colliery site has been covered with topsoil and flattened out, so now is perfect site for a solar farm. A member of the public explained that the proposed developer should not take away green belt and that the current Government could not be trusted with development. They also noted that with heavy rainfall in the vicinity of the site floods the road and will be concentrated into the gulleys. They explained that the Parishes in the vicinity of the development should fight the application, they need to look at better alternatives. Cllr Woodgate explained that he had to remain impartial due to him being on the planning

committee but advised that any objection should be legally binding. **ACTION: the clerk will share the material objections with Nonnington Parish Council.** A member of the public hoped that their voices would be heard about the concerns to public health.

The Chairman explained that the environmental impact assessment application, was put on the portal the day after the exhibition held by the developer. A member of the public raised concerns about water pipes that were under the proposed site are not as good as they could be, so this may cause issues going forward in terms of accessing the site. It was also questioned whether the Battery Energy Storage System (BESS) was safe, with the potential risk to properties due to the fire risk. A member of the public also explained that the access to the site on Venson road, was limited due to the narrow nature of the road, with only infrequent passing spaces.

Cllr Godfrey suggested publicising the application and Cllr French thought it would be beneficial for the four Parish Councils affected by the proposals to work together. He suggested asking for two Cllrs from each of the Parishes to come together to form a working group to address residents' concerns. **ACTION: the clerk will write to the other three Parish Councils to ask if they would be willing to take part in a working group.** The Chairman again thanked the members of the public for their attendance.

The meeting reconvened

## 11/94/24. PLANNING

### Applications:

24/01069 Proposal: Certificate of lawfulness (proposed) for the erection of an outbuilding Location: 16 Green Lane Eythorne Dover CT15 4DD – Closing date: 14 November 2024
24/00726 Location: Land Adjacent To: Barfrestone Farm, Barfrestone Road, Barfrestone CT15 7JJ Description: Barn conversion to residential dwelling with parking (self-build) – An objection was uploaded to the portal on 23/10/2024
24/01021 Location: The Old Rectory Barfrestone Road Barfrestone Dover Kent CT15 7JJ Proposal: Conversion of stable to form 2no holiday lets. Works include remove and insert new partitions and wall linings. Replacement windows and doors to external envelope. Replacement 6no rooflights. Insert 1no new rooflight. Replace glazing with timber weatherboarding and 1no window to side NE elevation. A Neutral stance was posted on the portal but noted the following point that they would like the decision makers to be aware of: This application relates to a Grade II listed building and the site can be seen from the road, public footpaths, and bridleways. So, any development of the area should be mindful of this point. 23/10/2024
24/01020 Location: The Old Rectory Barfrestone Road Barfrestone Dover Kent CT15 7JJ Proposal: Change of use of stable to 2 holiday lets. Closing date: 29 October 2024
22/00717 Location: Falconsview Meadows, Barville Road, Waldershare CT15 5BQ Proposal: Change of use of land to VH Gypsy/Traveller's site for 4no. additional pitches, each containing 1no. mobile home, 2no. touring caravan, erection of 2no. amenity buildings, associated parking, hard surfacing, and alterations to existing vehicular access – Permission Granted – 20 March 2024 Proposal to erect a Solar Farm that crosses 2 PROW and runs alongside a Bridle Way – fencing could be an issue

**Applications commented on under the scheme of delegation - None.**

### Decisions:

CON/23/00679/A
----------------

<p>Location: The Old Rectory, Church Hill, Eythorne CT15 4AE          Proposal: Discharge of condition 3 (samples of materials) pursuant to application 23/00679 - Variation of Condition 2 (approved plans) for amendments to DOV/17/00246 relating to pedestrian access, creation of opening in listed wall and repositioning of plots 1, 2 and 3 (S73) (Erection of 9 detached dwellings, landscaping, creation of vehicular access and parking) – Decision date – 01 November – COAPP – Condition Approved</p>
<p>CON/23/00679/D          Location: Site Of The Old Rectory, Church Hill, Eythorne, Kent          Proposal: Discharge of condition 18 (off-site highways works) pursuant to application 23/00679 Variation of Condition 2 (approved plans) for amendments to DOV/17/00246 relating to pedestrian access, creation of opening in listed wall and repositioning of plots 1, 2 and 3 (S73) (Erection of 9 detached dwellings, landscaping, creation of vehicular access and parking)          Decision date - 16 October - CONAP - Condition not approved</p>
<p>24/00781 &amp; 24/00780          Location: Land On The Southeast Side Of Eythorne Road Shepherdsweil Kent          Proposal: Regulation 5 (The Electronic Communications Code (Conditions and restrictions) (Amendment) Regulations 2017) notification for the installation of Subtended Headend Sidepod          Decision date – 18 October – Prior Approval Not Required (28-day notice)</p>

**Applications commented on under the scheme of delegation - None**

The Planning Committee had met prior to the evening meeting to discuss the recent planning applications. The Chairman asked Cllr Woodgate if the Parish Council although not a consultee on PA no: could the Parish Council still post a comment because the existing building that has had planning consent is not on the plans of the application? Cllr Woodgate responded that it would be acceptable to post that the Parish Council is concerned it may breach the 50% in terms of permitted development. **ACTION: the clerk will upload this to the website prior to the closing date.**

22/00717 – Falconsview Meadow – The Chairman explained that planning enforcement were involved with this case. Cllr French mentioned that he had contacted enforcement directly regarding the number of caravans on the site and subsequently the dangerous new entrances/exits to the site. Planning Enforcement had been responsive and are awaiting a site plan from the applicant. Apparently if this is not forthcoming then strictly speaking caravans should no longer be there after 20 December. From Planning Enforcements reply it also appears that other planning conditions have not been adhered to. Cllr Morgan-Lovett explained that the hedging had been illegally removed, which was supposed to stay in situ. Cllr Woodgate explained that the encampment on the A265 near Aylesford, was a very well-run site and was not a retrospective application as had been the case with 22/00717. The Chairman explained that issues with the Highway safety in the vicinity continued in terms of access to the site. **ACTION: the clerk will keep this on the December agenda.**

**11/95/24. FINANCE MATTERS AND AUTHORISATION OF PAYMENTS**

- a) Authorisation of payments/bank reconciliation, the invoices detailed below were agreed for payment, by all Cllrs present.

<b>Finance Report Payments</b>		
Jo Pannell	Salary (November)	
S Thomson	Salary (November)	
KCC LGPS	Pension	£848.83
HMRC	National insurance	£22.33

S Thomson	Mileage & Expenses	£19.89
Idverde	October grass cutting	£69.92
J Pannell	Expenses	£96.64
N Scrivener	War Memorial Clean	£600.00
Smith & Derby	Church clock service	£432.00
Hugo Fox	Monthly DD	£23.99
	Total	£4,001.44

All Cllrs present **RESOLVED** to accept the above payments unanimously, carried.

- b) The bank reconciliation for October were **RECEIVED** and **RESOLVED** and duly signed by Cllrs.
- c) To start to think about Capital projects to be undertaken during 2025 – 2026 for next year's budget. **Action: All Cllrs**
- d) **RESOLVED** to apply for a Lloyds credit card through Unity bank – Proposed buy Cllr Morgan-Lovett and seconded by Cllr Luckhurst, all remaining Cllrs agreed unanimously.
- e) **RESOLVED** to give notice on the lease at Elvington Community Centre to cease on 31 of December – Proposed by Cllr Wright and seconded by Cllr Morgan-Lovett all remaining Cllrs agreed unanimously.

**11/96/24. Allotments** – The allotment padlock keys had been received and given to Cllr Martin for distribution to the tenants. **ACTION: the clerk will email the tenants about collecting the keys**

**11/97/2024 HIP** – The clerk explained that the KCC Highways officer had agreed that the PC could go out to consultation re: the extended double yellow lines in Adelaide Road. **ACTION: the clerk will start the consultation with residents, by sending out the letter and proposed extension of the lines.**

**11/98/2024 PROW** – There were no updates noted.

**11/99/24 – Play Areas** – There were no updates noted

**11/100/24. Speedwatch** – The Chairman invited Mr A Watson from Speedwatch to address the meeting. Mr Watson introduced himself and explained that he was here to take any questions from the public. Cllr French noted that the data recently presented makes it clear that Adelaide Road has an issue with speeding traffic and asked what Mr Watson thought may address the issue? Mr Watson explained that he would be in favour of a 20mph limit if installed correctly, however Police National Guidance states that this would have to be self-enforced.

Mr Watson explained that he and the traffic manager are not happy with how the scheme has been set up. Rubber strips on the road during peak times is not favourable due to the signage not being visible, because there are not enough repeater signs, they are considering addressing this issue. They cannot place strips in Adelaide Road as requested by a member of the public outside his house. They will have to be near the school where Speedwatch set up. He explained that in Faversham there was a 25mph restriction imposed and in Tonbridge a 20mph restriction, however, this has now been changed back to 30mph as the traffic flow was too slow. The Chairman thanked Mr Watson for his attendance and invited him back to another meeting at a later date.

**11/101/24. Councillors' items.** It was agreed that a separate budget setting meeting would be held prior to setting the precept at the January meeting. **Action: the clerk to check the availability of the craft room on Wednesday 27 November from 18.00**

**11/102/24. DATE OF NEXT PARISH COUNCIL MEETING – Wednesday 11 December 2024 at 18.30 in Elvington Community Hall**

The meeting closed at 8.24 pm.

Signed \_\_\_\_\_ Date: \_\_\_\_\_

The Chairman: Cllr A Whitehead

***Please note these Minutes remain as draft Minutes until the parish council approves them at their next parish council meeting.***