



**Minutes of the Planning Committee of the Parish Council
held on Monday 16 February 2026, 7.00pm at
The Library, 11 Queen's Road, Ash, Canterbury CT3 2BG**

Present: Cllr John Tanner (Chair), Cllr Arnold Davis, Cllr Martin Porter, Cllr Andy Perriss,
Cllr Louise Venny

Acting Clerk – Cllr John Tanner

No Members of the Public

Absent without Apology: Cllr Milli Stenning, Cllr Ashley Stevenson

1.	<u>APOLOGIES FOR ABSENCE</u> Cllr Ian Ellery (personal)
2.	<u>DECLARATIONS OF INTEREST</u> None
3.	<u>PUBLIC CONTRIBUTIONS AND QUESTIONS</u> No members of the public wished to contribute.
4.	<u>PLANNING APPLICATIONS</u> a) 25/01353 Broad Oak, Canterbury Scoping Opinion - Environmental Impact Assessment - Reservoir And Pipeline Development RESOLVED: While securing future water for a growing population is important, we must also consider the long-term environmental impacts on local ecosystems. A key concern raised during the discussion was the potential impact on the surrounding Marshland environment. The Ash Neighbourhood Development Plan (NDP) explicitly addresses climate change and environmental sustainability. Within this context we would raise our concerns about the effects of the reservoir on local wetlands and biodiversity. The Marshlands, including Minster West Marsh and Richborough, are vital ecosystems that support a diverse range of species. These areas are sensitive to changes in water levels, and the extraction of water from the river Stour could exacerbate the risks to these natural habitats, particularly as our climate continues to change. Climate projections suggest drier conditions in the future with the potential for lowered water levels leading to significant long-term consequences on the integrity of these wetlands.

	We appreciate the chance to comment on this application, but more thorough evaluations are needed to fully address the environmental issues. There is a need for further consultation with relevant environmental experts to ensure that any plans for the reservoir consider the potential effects on the wetlands, floodplains, and the broader biodiversity in the area. We strongly recommend that these concerns be addressed within the planning process, with a particular focus on the mitigation of any negative impacts on the Marshlands and the surrounding natural habitats. b) CONSIDER PLANNING APPLICATIONS RECEIVED AFTER THE PUBLICATION OF THE AGENDA 26/00138 Castle Farm, Richborough Road, Richborough Erection of an open-sided manure shed RESOLVED: The Parish Council carefully reviewed the proposal in the context of the Parish's adopted Neighbourhood Development Plan (NDP), which clearly supports the sustainability and growth of rural businesses and farming families. The Council recognises that agriculture remains a vital part of the local economy and landscape character, and that appropriate farm infrastructure is essential to maintain efficient and environmentally responsible operations. In principle, therefore, the Council is supportive of development that enables working farms to remain viable. However, Members also gave due consideration to the site's sensitive setting. Of particular significance is the proximity of the Richborough Roman Fort, a Grade I listed heritage asset of national importance. Given the exceptional historic value of this monument and its prominence within the surrounding landscape, the Council believes that careful attention must be paid to the visual impact of the proposed structure. While the scale and functional nature of the open-sided manure shed are understood as typical for agricultural use, the Council considers it essential that the development incorporates appropriate and meaningful landscape mitigation. This should include a well-designed and integrated landscaping scheme — such as native tree and hedgerow planting — to soften visual impact, enhance biodiversity, and ensure the structure sits harmoniously within the wider rural and historic setting. Subject to the inclusion of such integrated landscape design measures, no further objections or comments were raised. The Parish Council therefore offers its support in principle, provided that suitable landscaping conditions are secured to protect the character and significance of the nearby heritage asset.
5.	<u>RECOMMENDATIONS TO ASH PC FULL COUNCIL</u> None
6.	<u>DATE OF NEXT PLANNING COMMITTEE MEETING</u> Monday 16 March 2026
	The meeting closed at 8.15pm