

# Boughton Monchelsea Parish Council

## Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 28<sup>th</sup> February 2017 at 7.30pm in the parish office

Present: Cllrs J. Gershon (meeting Chair)  
S. Evans  
L. Date  
B. Brown  
Clerk  
1 resident

1. Apologies: Cllrs Smith and Skinner
2. Notification of late items for the agenda : The following late item was agreed. The application had been highlighted by a resident but it was noted that the Parish Council are not formally consulted on 'prior notification' applications.  
17/500740 The Cart Lodge, Wierton Hall Farm, East Hall Hill, Boughton Monchelsea  
Prior notification for the change of use of land and single storey building to form 2 dwellings  
The application was discussed however it was agreed that no response should be submitted by the Parish Council.
3. Declaration of Interests: As a close neighbour, Cllr Gershon declared an interest in 17/500293. As a neighbour, Cllr Brown declared interests in 17/502993 and 17/500734
4. Applications considered (plans were available at the meeting):

**17/500293 Stable Cottage, Wierton Hill, Boughton Monchelsea**  
**Internal alterations to existing dwelling including two new rear dormer windows to match existing, removal of existing conservatory and erection of a new raised decking area to rear of ground floor, and erection of a new front porch to entrance**

Cllr Date chaired the discussions on the above application

The Parish Council would like to see the application refused in its current format, for the following planning reasons :

1. The proposed porch is not in keeping with the rest of the properties within the courtyard
2. The proposed raised decking would overlook adjoining properties. We understand that the applicant is intending to submit revised plans and we hope that these will fully take into consideration the private amenity of neighbouring properties

**16/502993 Land to west of 70 Church Street, Boughton Monchelsea**  
**Demolition of existing buildings and construction of 18 new C2 Extra Care Retirement Homes, Club House, Car Ports, Bin Stores, Landscape Scheme and Access Road. Demolition of garage to rear of 70 Church Street and erection of new oak framed car port to rear garden (REVISED DETAILS ONLY)**

The Parish Council would like to see the above application REFUSED for the following planning reasons :

1. The Parish Council's original response to the application still stands. This was submitted to MBC on 23<sup>rd</sup> May 2016.
2. Maidstone Borough Council's draft Local Plan acknowledges that other than educational facilities, Boughton Monchelsea has poor services, ie no doctors, a single corner shop / post office and a virtually non-existent bus service which is currently subsidised by KCC and is likely to be withdrawn in the short to medium term. The proposed development is not sustainable
3. The development is outside the village envelope
4. The proposal includes a single track access road across a main pedestrian route for children going to and from school. The proposal would generate heavy traffic movements from visiting carers, delivery vehicles etc on a street that is already heavily congested with parked vehicles.
5. As a statutory consultee, we expect to be formally consulted on revised / additional information and are extremely concerned that MBC chose not to notify us of additional information submitted by the applicant during the summer of 2016. In particular, we note that the 'Care Provision Proposal' dated July 2016 contains wholly inaccurate statements such as 'The location of the scheme is sustainable with good public transport services....'

**17/500267 Mercedes Benz of Maidstone, Bircholt Road, Maidstone  
Advertisement consent – Installation of 1 no. illuminated fascia sign, 1  
no. illuminated pylon and 1 no. flagpole with signage**

No objection / comment

**17/508419 3 Harling Close, Boughton Monchelsea  
Retrospective application for wooden summerhouse converted for sole  
use of dog grooming only and storage of domestic items (bicycles)**

The Borough Council should consider parking issues when deciding on this application

**17/500734 Norrington, Heath Road, Boughton Monchelsea  
Outline application for three new family homes (with all matters  
reserved)**

The Parish Council would like to see the above application REFUSED for the following planning reasons :

1. We fully support the comments made by KCC's Senior Development Planner in his letter dated 17/2/17, namely his concerns regarding emergency services access, turning circles for delivery vehicles, refuse collection arrangements, potential for vehicles reversing out onto Heath Road and lack of visitor parking
2. The drawings show an access splay onto Heath Road on one side only. Presumably a splay on the other side is not achievable due to land ownership
3. Only plans have been provided, there are no elevations or sections. The properties are clearly two storey but only the ground floors of each property have been shown.
4. Even though this is an outline application the information that has been provided is inadequate.
5. The proposal would significantly impact the amenity of the adjacent properties in terms of lack of privacy and overlooking

**17/500739 47 Roman Way, Boughton Monchelsea  
Erection of a single storey rear extension**

No objection / comment

**17/500806 27 Church Street, Boughton Monchelsea**  
**Proposed single storey side and rear extensions**

No objection / comment

5. Any other Business:

5.1 The clerk noted that following the Parish Council's recent application to fell three trees on the Green, Maidstone Borough Council have reacted by imposing TPO's on the beech and sycamore trees. This had been expected and will be discussed further at the Parish Council meeting on 7<sup>th</sup> March.

5.2 Cllr Gershon advised that residents had reported damage to TPO'd trees at Wierton Place. It was agreed that the Parish Council should write to MBC's Tree Officer stating that we believe TPO'd trees are at risk due to construction activities that are taking place on the site

**CLERK**

6. Date of Next Meeting: To be determined according to need.

Meeting closed at 9.30pm.