

Boughton Monchelsea Parish Council

Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 9th March 2021 at 7pm via Zoom

Present: Cllrs A. Humphryes (Meeting Chair)
R. Edmans
A. Whybrow
L. Date
J. Gershon
Clerk

1. Apologies: Cllrs Martin, Smith, Jessel, Brown and Redfearn
2. Notification of late items for the agenda : None
3. Declaration of Interests: Cllr Gershon stated that he had spoken to the applicant regarding the Heinz Orchard application but did not have any personal interest to declare.
4. Applications considered (plans were available at the meeting):

**21/500722 Heinz Orchard, Wierton Hill, Boughton Monchelsea
Erection of agricultural building to be used as garage / workshop
with room above for alpaca fibre processing**

No objection / comment

**21/500721 River Farm, Chart Hill Road, Staplehurst
New waste treatment plant to replace and decommission 2 no
undersized treatment plants**

The Parish Council wish to comment on the application as follows :

- We are supportive, in principle, of replacement of the waste treatment plant to a newer system however MBC should ensure that, in flood circumstances, there will be no discharge of material / pollution into the nearby watercourse. Water must also not be allowed to discharge across the road
- We are supportive of the objection raised by the Environment Agency and note their comments regarding pollution, risk to the aquifer and the requirement for a flood risk assessment
- MBC should seek justification of the reason for the new treatment plant. We are unsure whether it is required due to an increase in the quantity of waste generated or degradation of the existing facility

**21/500303 Land to the rear of 92 The Quarries, Boughton Monchelsea
Erection of detached dwelling. Alternative to that approved under
reference MA/17/505457**

The Parish Council wish to comment on the application as follows :

- The application documents incorrectly state that the site is not within a conservation area. The conservation officer should be fully consulted on the application
- The application documents state that the site no longer lies within an identified flood zone. It should be noted that there has been no change to the designation of the area by the Environment Agency and flooding of the road in The Quarries has recently occurred
- It should be noted that, as the site is now within a conservation area, any future garage on the plot would not be permitted development and would therefore require planning permission
- The proposed planting appears to screen the parking area from the new home but does not provide any screening to existing properties (numbers 88, 90 and 92). This should be amended before the application is decided
- Planning application 17/505457 required a first floor window on the west elevation to be obscure glazed. The same window in the new application is smaller with clear glazing. We disagree with the agent's comment that privacy will be preserved and request that this is amended to include obscure glass
- If MBC are minded to approve the application then conditions should be included to cover the provision of renewable energy sources and EV charging point/s

**21/500106 Land to rear of 70 Church Street, Boughton Monchelsea
Submission of details to discharge condition 15 (Landscape and
Ecological Design and Management Plan) of planning permission
20/503109 (24 Extra care units and clubhouse) REVISED DETAILS
ONLY**

No objection / comment

5. Any other Business: None
6. Date of Next Meeting: To be confirmed

Meeting closed at 7.30pm