

Boughton Monchelsea Parish Council

Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 24th August 2020 at 7pm via Zoom

Present: Cllrs D. Smith (Chair)
R. Martin
B. Brown
R. Edmans
A. Humphries
C. Jessel
A. Whybrow
L. Date
D. Redfearn
Clerk

1. Apologies: None
2. Notification of late items for the agenda : None
3. Declaration of Interests: None
4. Applications considered (plans were available at the meeting):

20/503047 6 Stevens Walk, Maidstone
Erection of a single storey rear extension

No objection however MBC should ensure that there is no adverse effect on the private amenity of neighbouring properties

20/503423 Land west of Gandys Lane, Boughton Monchelsea
TPO application – reduce all cobnut stems to near ground level. Remove all dead, collapsed / partially collapsed and uprooted / partially uprooted trees to facilitate access for the proposed management works. To halt the demise of the cobnut trees and re-instate the traditional management of the orchard

The Parish Council wish to see the application refused for the following reasons and reported to MBC planning committee for decision.

The length of time the nut platt has remained uncultivated has allowed the establishment of other species of mature deciduous trees across the site. These trees are worthy of a TPO in their own right although we appreciate that the current TPO applies to the area, not specific trees or species of tree within it.

We understand that unlicensed removal of mature deciduous trees (such as oaks) in the recent past resulted in the Forestry Commission imposing a planting plan for the area. Removing all the trees in the nut platt is wholly unjustified and would directly conflict with this.

In the absence of a business plan to prove the proposal is viable, the application should be refused. If the nut platt venture proves to be unviable in the near future then all the mature trees on the site would have been removed for no reason and be lost forever.

20/502887 Two Acres, Park Lane, Boughton Monchelsea
Removal of 1 no. mobile home and erection of a day room. Stationing of 4 no. mobile homes for gypsy pitches

The Parish Council wish to see the application refused for the following reasons and reported to MBC planning committee for decision.

The proposal represents over intensification of the site. The existing facility already compromises the rural environment in which it sits. Any intensification of the site would cause further unacceptable damage.

20/503109 Land to the rear of 70 Church Street, Boughton Monchelsea
Erection of 24 no. new C2 extra care retirement homes, club house, bin stores and landscape scheme (REVISED DETAILS ONLY)

The revised details appear to correct the discrepancy in the number of parking spaces provided however our original comments on the application still apply and the Parish Council wish to see the application refused for the following reasons and reported to MBC planning committee for decision.

- The proposal constitutes over-development of the site
- Parking provision on the site is inadequate with just one parking space per property. These homes are all 2 bedroom properties, many with two bathrooms. The number of visitor parking spaces is also inadequate
- Given that each property has its own private garden we feel that provision of such a large communal space is unnecessary. By reducing this, the constrained development area could be loosened up somewhat and a green buffer provided to the east of the site to mitigate the detrimental effect on existing Church Street properties. Note that the permitted scheme for 18 homes included a green buffer. It should be noted that the application documents include the following statements :
 - *'For clarification, the area of Cob nut platt proposed in the new scheme is greater than the area permitted in the previous scheme'*
 - *'It is not agreed that Extra Care is categorised by Inspectors by the need for communal facilities, rather is the provision of care that defines Extra Care developments. There is also no policy requirement, nor legislative requirement to define the amount of communal space required by Extra Care developments'*
- We are concerned at the inappropriate location of the club house which would have a detrimental effect on the private amenity of existing Church Street properties. The club house should be moved to the west side of the site where it would relate well to the adjacent communal space and allow new residents to make best use of it
- We are concerned at the highway impact of another 6 properties, with the resulting increase in traffic movements across the Church Street footpath
- We support C2 use of the site however increasing the number of properties from 18 to 24 is inappropriate in this location

20/503655 1 Cliff Cottages, Cliff Hill, Boughton Monchelsea
Listed building consent for insertion of replacement timber casement windows

No objection / comment.

5. Any other Business:

It was agreed that correspondence should be sent to Crest Nicholson expressing disappointment that clearance work to the garden of a property in The Quarries has still not been carried out. A copy of the Engineer's report should also be requested. **CLERK**

Cllr Jessel asked for an update on the River Farm applications. Cllr Smith advised that the Parish Council had submitted responses to MBC on all 3 applications and had also raised a planning breach although MBC had advised that they would not be investigating this, stating that the current applications seek to address the additional tonnage of fruit that is being brought to site.

It was agreed that the clerk should report a suspected planning breach relating to one of the gypsy and traveller sites on Church Hill. **CLERK**

6. Date of Next Meeting: To be confirmed

Meeting closed at 7.40pm