

Boughton Monchelsea Parish Council

Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 13th April 2017 at 7.30pm in the parish office

Present: Cllrs D. Smith
J. Gershon
B. Brown
Clerk

1. Apologies: Cllrs Evans, Date and Skinner
2. Notification of late items for the agenda :
17/500098 The Piggeries, The Quarries, Boughton Monchelsea
3. Declaration of Interests: None
4. Applications considered (plans were available at the meeting):

**15/509961 Land at Church Street, Boughton Monchelsea
Erection of 41 no. residential units together with associated access,
parking and landscaping on land located at the Heath Road / Church
Street junction (REVISED DETAILS ONLY)**

The Parish Council's original responses to the application still stand however we would like to comment further as follows :

1. We are concerned at the change in design of a number of the properties and would like confirmation that there will no reduction in parking from the original proposal. Tandem or stacked parking spaces remain a concern. Church Street is heavily congested with parked cars and sufficient parking must be provided within the development for all the new residents and their visitors
2. Railings are required around the public open space at the south west corner of the development, to protect children from running out into the road. Pedestrian gates are required where footpaths exit on to Church Street and Heath Road.
3. Following our previous concerns regarding the use of weatherboard, we have been in direct dialogue with the developer over the last few weeks. As detailed on drawing number 121403-FER-07 revision H (dated 6/4/17), we are in agreement that weatherboard will now only be used on property numbers 8, 19 and the front of numbers 38 and 40
4. We do not want to see street lighting within the development. Boughton Monchelsea is currently a 'dark' village and we wish to remain this way
5. Our previous comments regarding materials still stand :
 - a. Plastic weatherboarding should not be used
 - b. Clay roof tiles should be used, as the typical Kent vernacular. For the gateway properties, we would like to see reclaimed clay roof tiles, to ease the development into its village surroundings
 - c. We would like the developer to consider using ragstone detailing on some of the properties facing onto the open space
 - d. We do not wish to see timber fences used in public facing boundaries
 - e. We do not want to see conventional solar panels installed on any of the properties, where these would be visible to the public
 - f. High quality paving material should be used for the road and footways within the development

- g. Any cycle storage should comprise permanent structure, not timber
- h. Good quality street furniture should be used

We remain supportive of this development and would like to see all our concerns addressed, as detailed above.

**17/501619 Aldi Stores Ltd, Sutton Road, Maidstone
Advertisement consent for 1 x internally illuminated totem sign with
ALDI sign case and standard opening hours sign case**

No objection / comment

**17/501564 Lime House, Old Tree Lane, Boughton Monchelsea
Renovation of external façade front elevation together with associated
works in conjunction with replacement oak sole plate to internal
supporting wall**

We welcome careful restoration of one of the heritage assets of our village and would hope that the Borough Council's conservation officer will closely monitor the works

**17/501687 23 Haste Hill Road, Boughton Monchelsea
Proposed two storey side and single storey rear extension with new
porch to front elevation**

The Borough Council should satisfy themselves that any introduction to the boundary is legal and consistent with the rights of others to the adjoining lane. We assume that a new pedestrian gate would be required in the fence to the side of the garden as otherwise the only access to the back garden would be through the house.

**17/500098 The Piggeries, The Quarries, Boughton Monchelsea
Demolition of existing buildings and erection of single detached
dwelling house**

The Parish Council would like to see the application refused for the following planning reasons and request that the application is reported to MBC's planning committee :

1. This application appears to be a resubmission of a previous application. The drawings are dated May 2007 and we can see no reason why the application should be permitted now when it was refused a number of years ago
2. The application site is within The Quarries conservation area. Contrary to the Heritage Statement submitted by the applicant, the proposal would not enhance the countryside or the conservation area.
3. The drawings that have been submitted are inadequate and do not provide sufficient detail of the proposal

5. Any other Business: Cllr Gershon provided an update to members on issues relating to the construction works at Wierton Place. He explained that the Victorian green house will now be fully renovated as a standalone structure. The four new houses will be built away from the greenhouse. Cllr Gershon added that a £100,000 fund would be set up for future maintenance of the greenhouse.

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

Meeting closed at 8.30pm.