

Boughton Malherbe Parish Council

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Minutes of a Planning Committee Meeting held in Grafty Green Village Hall at 7.30pm on Monday 13th August 2018

Present: Cllrs R Galton (Chair); R Turner; J Collins.
Clerk: Mr Chris Hume

1. **Declaration of anybody filming/recording this meeting** – no declarations received
2. **Apologies for Absence:** Cllrs King and Allum
3. **Declarations:** (i) Declarations of Interest in items on the Agenda -none
(ii) Declarations of Lobbying – None
4. **Approval of Minutes of the Planning Meeting on 26th July 2018** – the Minutes were approved
5. **Planning Applications**

APPLICATION REF: 18/503546/FULL PROPOSAL: Change of use of residential garden and agricultural land to a private wedding venue with off street parking and potential for guest camping, including the erection of various temporary marquees for occasional hire over a weekend between May and the end of September. ADDRESS: The Black House Southernden Road Egerton Ashford

Following discussion it was agreed that the Council would object to this application for the following reasons:

i) There are contradictions in the paperwork received by the Parish Council – on the covering letter from MBC dated 31st July it states that the weekend period for events is between May and the end of September, but the application at item 3 states the period is between April and October.

ii) This application states the following existing and proposed types/numbers of parking spaces:

Cars	200
Cycles	200
Disability	100
Light goods	50
Motor cycles	200
Total	750

There may be space on the land for these numbers, but they do not exist within the current usage and are clearly the proposed extra spaces if change of use is granted. The space required for 200 cars is different to that required for 200 cycles, hence the different types stated are not alternatives.

Parking for this number and types of vehicles is excessive for the stated primary purpose of a wedding venue when drawing V4 shows a representative table layout for 108 guests. Few if any will be arriving on cycles or motor cycles, or camping overnight as suggested unless other types of event are intended.

iii) The application would indicate the intention to hold very large events of a different nature to weddings for which the proposed parking provisions would be compatible.

iv) Potential vehicle and visitor numbers would cause gridlock on narrow local roads, cause damage to verges, create litter, nuisance to residents and spoil the local environment.

v) The application states there will be separate road access but item 6 says there will not be any new access.

vi) Further consequences, even for weddings with around 100 guests, would be noise and light pollution extending into the hours of darkness, particularly with live music and disco type lighting that are the norm for most events. Noise travels a long way at night across the countryside.

vii) The adjacent stream could be liable to pollution. An ecological survey is essential

viii) For the above reasons the Boughton Malherbe Parish Council requests that this application is refused. Should the planning officer be minded to approve, it is requested that the matter be referred to the full MBC Planning Committee.

6. Further Information – none

The Meeting closed at 8.10pm