

Boughton Monchelsea Parish Council

Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 29th August 2017 at 7.30pm in the parish office

Present: Cllrs D. Smith
J. Gershon
R. Edmans
D. Redfearn
Clerk

1. Apologies: Cllrs Martin and Evans
2. Notification of late items for the agenda : None
3. Declaration of Interests: As a neighbour, Cllr Gershon declared an interest in 17/503852 & 17/503853 Wierton Place
4. Applications considered (plans were available at the meeting):

**17/504090 Unit 6, Langley Park Centre, Laight Road, Maidstone
Advertisement consent for 2 x internally illuminated totem signs**

The Parish Council would like to know how many hours a day the signs will be illuminated. We are concerned at potential light pollution on the edge of the countryside

**17/503852 Wierton Place, Wierton Road, Boughton Monchelsea
17/503853 Proposed development of 4 no. new dwellings and associated external works (including listed building consent)**

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

1. The Greensand Way runs directly along the back of the proposed gardens and it is vital that the open feel of this historic public right of way is retained. The drawings and details provided are unclear as to the way this boundary would be marked. 'Proposed railings' are mentioned however railings would be wholly unsuitable in this natural, rural location. Low level chestnut (post and rail) fencing would be appropriate
2. The houses are very large and would create an impenetrable wall, restricting view from the greensand way. The landscaping scheme should be carefully designed in order that glimpses of the Victorian greenhouse can be seen, as has been the case for many years. The landscaping design should retain an open feeling for users of the adjacent public right of way. This open feel will also be important for the new residents, due to the limited amenity space at the back of each property. It is vital not to close these properties in from their surroundings
3. The houses are substantially larger than those originally proposed. This significant increase in footprint means that we would not want any changes to the design or increase in footprint anywhere else on the overall site
4. We are encouraged by the approach taken with the Victorian greenhouse and would like public access to this to be considered. This is a heritage asset that the Parish Council has worked hard over the years to preserve and we feel it is only right that public access, in some way, should be achieved
5. There should be no revisiting of the design if there are any future changes of title, prior to the commencement of construction work

17/503847 Church Farm, Church Hill, Boughton Monchelsea
Listed building consent for installation of oil-fired, pressurised, central heating comprising external oil tank, with boiler and cylinder in cellar. Radiators in every room on ground floor, first floor and attic with associated internal alterations

The conservation officer should pay attention to the detail of this application. Minimum damage should be caused to the fabric of the listed building

17/504290 Swallows, Heath Road, Boughton Monchelsea
17/504291 Demolition of existing rear porch and erection of a single storey rear extension to provide new kitchen / family room (including listed building consent)

No objection / comment

5. Any other Business: None
6. Date of Next Meeting: To be determined according to need.

Meeting closed at 8.25pm.