

Boughton Malherbe Parish Council

Minutes of a Planning Committee Meeting held in the village hall at 7.00pm on Monday 15th August 2022

Present: Cllrs B Adams; N Eastwood; R Galton; G Kennaird (Chair); R Turner
Clerk: Mrs Vickie Ford
6 members of the public

Cllr Kennaird opened the meeting at 7 pm

- 1. Declaration of anybody filming/recording this meeting – none**
- 2. Apologies for Absence – None**
- 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 4th July 2022 – approved and signed as a true and accurate record**
- 5. Planning Applications:**
 - (i) Public Session –** The applicant addressed the Planning Committee with regard to the Hillside application. The previous application for the site had been supported by the Parish Council but opposed by Maidstone Borough Council (MBC) on the grounds of adverse visual impact. The applicant explained that the new proposed building was single storey and represented a complete redesign by an architect. Professional landscaping advice had been incorporated; the proposed new entrance would improve the visibility splay; during construction, large lorries would be asked to travel via Headcorn, not Liverton Hill.
 - (ii) APPLICATION REF: 22/503594/FULL**

PROPOSAL: Demolition of existing stables and erection of a single storey building to form annex accommodation for elderly family members
ADDRESS: Pig And Whistle, Headcorn Road, Grafty Green, ME17 2AS
RESOLVED: to support the application
 - (iii) APPLICATION REF: 22/503658/FULL**

PROPOSAL: Demolition of existing bungalow and outbuildings, erection of replacement single storey dwelling and carport/storage structure, and relocation of driveway entrance with new electric gate
ADDRESS: Hillside, Headcorn Road, Grafty Green, ME17 2AP
Cllr Galton asked the applicants how the internal floor area of the new proposed building compared to the previous design. The applicants stated that the overall floor area was slightly smaller but that the footprint was larger as the new proposed building was single storey. Cllr Galton also asked if the applicants had considered any ground problems and they confirmed they had commissioned a soil survey.
RESOLVED: to support the application

All members of the public left the meeting.

6. Practice Direction for Calling Planning Committee Meetings

The Chairman expressed his concern that step c) of the newly-agreed Practice Direction may not allow enough time for a meeting to be confirmed and thus there was potential for an application to be missed:

- a) Relevant planning applications to be publicised alongside provisional meeting date and summary of these arrangements*
- b) Meeting may be confirmed by methodology in standing orders*
- c) Upon the elapse of a week with no such requests the meeting is to be cancelled*
- d) Procedure may be abbreviated where requests received in advance of provisional publication*
- e) Consideration of an application may be added to the agenda for an existing planning meeting (or full council meeting) subject to Standing Orders*
- f) Provisional meetings to be held on first or third Mondays of month when convenient*

The Clerk explained that she did not rely only on receiving notification letters from MBC but checked the weekly lists for applications within the Parish. She also forwarded the weekly lists to the Planning Committee Chairman to check for applications within, or relevant to, the Parish.

RESOLVED: the Clerk to forward the weekly lists to Cllr Galton in addition to Cllr Kennaird.

The Meeting closed at 7.15 pm