

Boughton Monchelsea Parish Council

Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 9th November 2021 at 7pm in the parish office

Present: Cllrs D. Smith (Chairman)
L. Date
A. Humphries
R. Martin
R. Garland
R. Roome
Clerk
3 residents

1. Apologies: Cllrs Jessel, Edmans and Redfearn
2. Notification of late items for the agenda : None
3. Declaration of Interests: Cllr Roome declared an interest in 21/505787 and did not take part in agreeing the Parish Council's response to the application
4. Applications considered (plans were available at the meeting):

**21/505300 Boughton Service Station, Heath Road, Boughton Monchelsea
Advertisement consent for 1 no. internally illuminated totem sign
(retrospective)**

The residents at the meeting expressed their views on the application and discussed their concerns with members.

The following response was agreed :

The Parish Council wish to see the application refused for the following planning reasons. If MBC are minded to approve it then we wish to see the application reported to MBC planning committee for decision.

- The drawing misrepresents where the sign sits within the site. The sign is shown in front of the flower shop window when in fact it is located closer to the road and existing residential curtilage
- The sign is not visible to motorists due to the leylandii trees on adjacent private property and the curvature of the road. There is also a plethora of signage on the site, creating a significant distraction for drivers
- The sign has a significantly detrimental effect on the context and setting of the conservation area. The 'Cock Street' conservation area management plan makes specific reference to the petrol station, acknowledging the detrimental effect of previous signage and stating that '*every effort should be made to reduce the visual impact of signage on this site...*'. MBC's conservation officer should be fully consulted on the application
- The sign is contrary to policy PWP10 of the Boughton Monchelsea Neighbourhood Plan which states that development should be designed and managed to reduce light pollution and any harmful visual impact on neighbouring activities and the character of the area
- A previous planning application for an illuminated pole sign (ref MA/87/0336) was refused for the following reasons : '*The sign, by reason of its size, illumination and prominent siting creates an undesirable visual intrusion in the street scene, to the*

detriment of the character and appearance of this rural area'. Although this application was refused over 30 years ago the adjacent listed buildings have been there for hundreds of years so little has changed in this respect. A further application for a 'projecting sign' was similarly refused (ref MA/87/1453)

- We are extremely concerned at the size and style of the sign in the context of the conservation area and adjacent listed buildings

**21/505468 & 505469 Honeymellow Barn, Bottlescrew Hill, Boughton Monchelsea
Erection of a single storey rear extension with green roof and conversion of garage to gym and utility, including replacement of kitchen door with timber window and replacement of garage UPVC windows with white timber windows**

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

MBC's conservation officer should fully consider the proposed materials in the context of the existing listed building

**21/501427 Vinten House, Unit 14 Target Business Centre, Bircholt Road, Maidstone
Erection of a warehouse consisting of 4 no. new commercial units.
Erection of a single storey extension to existing warehouse on the site in order to provide additional internal working and storage space within B1 & B8 use**

No objection / comment

**20/501427 Land to rear of Kent Police Training School, Off St Saviours Road, Maidstone
Outline planning application for residential development of up to 76 no. dwellings (all matters reserved except access). REVISED DETAILS ONLY**

The following response was agreed :

If MBC are minded to approve the application then we would ask that conditions are included to cover the provision of :

- Renewable energy sources
- EV charging points
- Exclusively native planting within any landscape plan
- Provision of swift and bee bricks, bat and bird boxes
- Wildlife friendly boundaries

Given the unprecedented situation we have found ourselves in with COVID-19 over the last year and a half we would seek MBC's assurances that due consideration will be given to space and density standards for this and all future developments in relation to safe and appropriate social distancing in the built environment.

Due consideration should also be given to :

- Routes and timings for construction traffic and measures to minimise noise and disturbance to existing residents
- The vehicular gate at the corner of Pested Bars Road should be permanently closed to prevent inappropriate and unsafe use of the network of local country lanes

21/505797 Land south of Sutton Road, Langley
Section 73 – Application for removal of condition 24 (Bus only road and bus turning facilities) pursuant to 15/509015 for – outline application for residential development

No objection / comment

21/505300 The Yard, Hermitage Lane, Boughton Monchelsea
Section 73 – Application for minor material amendment to approved plans condition 15 (to allow amendments to the external appearance of the dwellings, including changes to the fenestration, the inclusion of traditional chimneys and changes to the internal layout) pursuant to 18/503404/FULL for – Amendment to the design and size of the 4 no. cottages approved under planning permission 17/504933/FULL for the demolition of the existing mixed use residential / commercial building and removal of the existing hard surface areas. Erection 4 no. cottages with amenity space, parking, landscaping and access.

The following response was agreed :

MBC should encourage the use of renewable energy for the main heating system in all new build homes.

5. Any other Business:

It was agreed that Cllrs Smith and Munford and the clerk be given delegated powers to respond to MBC's Local Plan review consultation on behalf of the Parish Council. Clerk to arrange meeting.

6. Date of Next Meeting: To be confirmed

Meeting closed at 8.10pm