

**Minutes of a meeting of Boughton Malherbe Parish Council Planning Committee  
on Monday 12<sup>th</sup> January 2015 at 6.45pm in Grafty Green Village Hall**

Present: Cllrs R. Galton (Chair); M. Hitchins; T. King; B. Pearce; R. Turner

Clerk: C King

Cllr Martin Round, MBC

Members of Public: 46

1. Approval of Minutes of the Planning Meeting on 1st December 2014 – having been previously circulated, the minutes were signed as a correct record.
2. (i) Declarations of Interest in items on the Agenda - None  
(ii) Declarations of Lobbying – Cllrs Galton, Pearce and Turner.  
(iii) Any Recording/filming? None
3. Consider the following Application:

**Application Ref: 14/506376/OUT**

**Proposal: Outline application for development of 6no. detached dwellings with associated car parking and gardens with access to be determined at this stage and other Matters Reserved.**

**Address: Land at Woodcock Lane Boughton Malherbe Kent ME17 2AZ**

**Application Type: Minor Dwellings**

Representations were made by 6 parishioners, one of whom was the applicant.

After much discussion, and comments from the floor:

Cllr Galton proposed refusal; Cllr Pearce seconded; all in favour, motion carried.

4. Further Information - none

The Meeting ended at 7.35pm

(A copy of the letter sent to MBC Planning will be posted here when it has been sent.)

## Application for outline planning approval 14/506376/OUT

On the 12<sup>th</sup> January 2015 a Parish Council meeting was held to discuss this application at which there were over 40 local attendees and all comments, other than from the applicant, were against this development. Voting against the application by the members was unanimous with no abstentions and therefore the Boughton Malherbe Parish Council objects to this application and wishes it to be refused by Maidstone Borough Council for the following reasons:

- 1) a) The site of this application is outside the village boundary.  
b) The proposal is contrary to the requirements of ENV 28, ENV 34 and H 27.
- 2) The proposal is for a very high site density of detached dwellings, approximately double that of the surrounding and wider area and therefore is not compatible with the distinctive character of the area. It is also in stark contrast to the open countryside immediately to the east.
- 3) The water distribution infrastructure in Grafty Green is inadequate with many properties having poor pressure to the extent that roof storage tanks do not refill at times of high demand and upper floor taps run dry. Also, pressure for some fire hydrants has proved inadequate. South East Water has confirmed in writing after extensive design checks during negotiations in 2012 that nothing can be done to improve this situation and there are no plans to renew the network. An additional six properties cannot therefore be accommodated.
- 4) The additional traffic movements from the development will increase congestion on Headcorn Road, especially at the very dangerous single track Liverton Hill.
- 5) Contrary to the applicant's claim, the site has an extremely high density of detached chalets resulting in excess of 60% coverage by dwellings, access road, car hard standings and paths. The site has a high water table and together with the adjacent Ferndown (which has experienced water entering through air vents at the front and out from the rear onto the adjacent land) is sometimes flooded by surface water from Woodcock Lane. The proposed "built on" site area will add to the problem which Kent Highways tried to resolve in 2009 without much success.
- 6) The consequence of high site density has been a poor design that incorporates, as drawn, two chalets without front gardens and an outlook onto a car park, restricted width parking spaces between properties, blocking of parking spaces that requires shunting for entry/exit, and an access road of single track width with two sharp bends and no turning space for large vehicles. Hence vehicles such as waste lorries, oil delivery tankers and furniture vans are effectively denied access, or, if they try to enter they cannot pass another vehicle, will cause obstruction and be forced to reverse out causing a traffic hazard in Woodcock Lane. Residents will also have to take their waste bins out to the roadside verge instead of placing them at their property fronts, unsightly and inconvenient. All of these considerations

detract from the living experience for site residents and neighbours. Even the Kent Design Guide which says hard standings should be avoided and front gardens encouraged has not been followed.

7) The NPPF Chapter 7 (64) says permission should be refused for developments of poor design into which category this application falls, regardless of location in the Parish.

Cllr Ron Galton  
Chair, Planning Committee  
Boughton Malherbe Parish Council