

Boughton Monchelsea Parish Council

Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 1st August 2017 at 7.30pm in the village hall

Present: Cllrs D. Smith
S. Evans
R. Martin
L. Date
D. Redfearn
R. Edmans

Clerk
23 residents

1. Apologies: Cllr Gershon
2. Notification of late items for the agenda : The following late item was agreed.
17/503802 57 The Quarries, Boughton Monchelsea
Proposed new vehicular access with 900mm ragstone wall
3. Declaration of Interests: As neighbours, Cllrs Redfearn and Edmans declared interests in 17/500293.
4. Applications considered (plans were available at the meeting):

**17/503390 River Farm, Chart Hill Road, Staplehurst
Erection of a controlled atmosphere stores, covered access way,
dispatch and loading bay extension and fruit processing area**

The Parish Council would like to see the above application **REFUSED** for the following planning reasons and wish to see it reported to MBC's planning committee.

1. Access to the site is via a country lane and is reliant on a long, narrow medieval bridge. We question what would happen if the bridge failed or required significant maintenance. The transport statement makes reference to the high quality of the junction between Chart Hill Road and the A229 but fails to mention that the road immediately narrows to a single track with a blind bend. We understand that HGVs have great difficulty negotiating this bend and, as such, it poses a huge danger to vehicles approaching from the other direction
2. We note and concur with the comments made by KCC's highway officer, Terry Drury, in his letter to MBC dated 28th July 2017. Mr Drury notes that the information received is insufficient and that a full Transport Impact Assessment needs to be undertaken. He has also requested further information as follows :
 - A formal review of recorded injury crash records in the area
 - The effects on transport movements locally (to / from River Farm) from the increase in storage bins from 10,840 to 28,000 (a factor of 2.5 + times)
 - Whether there are any seasonal variations to processing, storage and thereby transport movements
 - The number of staff to be employed and the car parking requirements of the site

3. We question whether the traffic assessment has been carried out based on an assumption that all traffic will enter and leave the site via the bridge. If this is the case we would like to know what measures would be put in place to prevent traffic entering and leaving the site from the other direction
4. A significant number of pedestrians use this section of Chart Hill Road, including school children and workers from River Farm, going to and from the bus stops on the A229. The road is extremely narrow with no footpath (there is no room for one). The transport statement notes that 'this road system is safe and commodious to serve the existing and proposed development'. This is simply not the case. We believe that any increased HGV use of this road would compromise safety for both pedestrians and drivers
5. Loss of amenity to neighbouring properties from an unacceptable level of light pollution that would result from the proposal. In addition, we understand that there is already a problem with lights from the loading bays confusing drivers at night and leaving them unsure whether it is safe to cross the single lane bridge
6. Loss of amenity to neighbouring properties from an unacceptable level of noise pollution that would be generated by the proposal, including noise from lorries parking overnight with cooling systems running
7. The site is an industrial, rather than agricultural facility and is wholly inappropriate and unnecessary in this rural location.
8. The Borough Council should satisfy themselves of the integrity of the flood risk assessment that has been submitted by the applicant. Anecdotal evidence from residents is that flood water reached levels of 17.09m in 2000 and 16.56m in 2013. We note that the flood risk assessment states that 'The 1.0% AEP predicted fluvial flood level including climate change at the site is considered to be 16.902m AOD.
9. There appears to have been a complete lack of public consultation on the application. The Parish Council's planning meeting was attended by 23 residents, all of whom spoke out against the proposal. None of these residents has been informed of the application by MBC.

**17/503318 Land east of 92 The Quarries, Boughton Monchelsea
Erection of a detached dwelling**

The Parish Council would like to comment on the application as follows :

1. The proposal is within the curtilage of the adjacent listed building. As such, we believe that listed building consent may be required
2. The proposal is out of scale and context with the adjacent listed buildings
3. The ground floor of the proposal is elevated from the natural ground level around it and the dwelling as a whole would negatively impact on the private amenity space of neighbouring properties
4. We note that new soakaways are proposed but we question whether these will be effective based on the natural ground water level that exists in The Quarries
5. We have been informed by residents that the orange site notice has only gone on display on 1st August. The deadline for commenting on the application is 3rd August therefore we believe that insufficient time has been given for residents to respond

17/503378 T Mex House, Bircholt Road, Maidstone
Change of use from class B8/B2 to sui generis (car sales). Refurbishment of building including replacement mezzanine floor for customer refreshment area and office accommodation. New façade to front elevation. Workshop building to be demolished and site at front of existing building to be levelled off removing existing ramps to create a levelled platform for parking and car display. Two new canopies across front of building

No objection / comment

17/503726 F G Barnes & Sons Ltd, Bircholt Road, Maidstone
Advert application for 1 no illuminated fascia sign and 1 no free standing pylon

No objection / comment

17/503727 F G Barnes & Sons Ltd, Cuxton Road, Maidstone
Advert application for 1 no double sided projecting sign mounted to 4m high pole

No objection / comment

17/503802 57 The Quarries, Boughton Monchelsea
Proposed new vehicular access with 900mm ragstone wall

No objection / comment

5. Date of Next Meeting: To be determined according to need.

Meeting closed at 8.55pm.