

Boughton Monchelsea Parish Council

Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 23rd May 2023 at 7pm in the parish office within Boughton Monchelsea village hall

Present: Cllrs D. Smith (Chair)
A. Humphries
R. Martin
D. Redfearn
R. Garland
Parish Clerk

1. Apologies: None
2. Filming of meetings
No members of the public were present and nobody expressed any intention of filming the meeting.
3. Notification of late items for the agenda : The following late item was agreed
20/503147 River Farm, Chart Hill Road, Staplehurst (additional information only)
4. Declaration of interests : None
5. Approval of minutes of the planning meeting held on 25th April 2023
Cllr Redfearn proposed that the minutes of the planning meeting held on 25th April 2023 be accepted. Seconded by Cllr Martin and agreed by all members. Cllr Smith signed the minutes
6. Applications considered :
23/501891 The Chimbles, Heath Road, Boughton Monchelsea
Installation of a first floor side dormer to chalet bungalow
No objection however MBC should ensure no adverse impact on adjacent properties due to overlooking

23/501961 41 Coleman Way, Boughton Monchelsea
Garage conversion to utility and study
No objection / comment

23/501876 Unit 12 Parkwood Industrial Estate, Heronden Road, Maidstone
Part change of use of motorcycle sales and workshop building to include a motorcycle MOT facility
No objection / comment

23/501289 Hair By The Green & Lime Tree House, The Green, Boughton Monchelsea
Change of use from a shop to residential accommodation associated with the existing adjoining dwelling
No objection / comment

20/503147 River Farm, Chart Hill Road, Staplehurst
Erection of extensions to existing packhouse building, together with new internal access road, amendments to existing vehicular site access, hardstanding, acoustic fencing, landscaping and creation of ecological enhancement area

The Parish Council's original objections to the application still stand, i.e.

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

- a) The proposals represent overdevelopment of what was a rural farm site and is now moving to become a major distribution centre
- b) The likelihood of increased flooding as a result of the additional hardstanding. As well as affecting the site itself it would also cause flooding to roads, impacting the wider community
- c) Detrimental effect on highway safety, with HGV's using inappropriate rural lanes and reliant on others to enforce correct routes to and from site
- d) Increased car movements to and from site
- e) Concern regarding policing of vehicle movements
- f) Concern regarding effect on the historic bridge. We would expect a full structural survey of the bridge to be undertaken and the relevant report submitted to MBC as part of this planning application, to prove that the bridge can cope with increased lorry movements
- g) Concern regarding environmental issues such as run off and waste disposal
- h) Negative effect on visual amenity, damaging rural views. The roof line in the original application (and assumed to be retained in this application) is 13m high, ie 3m higher than the existing shed alongside. This height and scale, together with the proposed concrete apron would significantly increase the visibility of this high profile industry in the rural landscape. In this respect, the Landscape & Visual Assessment focuses on a limited study area of up to 1.5km from the site. Whereas River Farm commands little visibility on the river plain where it is located, it is highly visible from the long distance Greensand Way. River Farm is already by far the largest industrial complex of buildings and bulk storage in the rural landscape from the vantage of this public right of way. The Landscape and Visual Assessment document should be revised to suit the above. This point is reinforced by the data represented in Figure 21 (zone of theoretical visibility) which reveals the site's pronounced visibility from the north but crops the elevation of the Greensand Ridge from the picture
- i) The proposal is contrary to policy PWP14 of the Boughton Monchelsea Neighbourhood Plan 'Any development south of Heath Road will be carefully assessed to avoid detrimental impact on long views in and out of the parish'.
- j) Light pollution from increased external lighting, bearing upon the site's visibility in the open countryside
- k) Noise pollution from cold storage back-up generators and refrigerant plant as well as vehicular traffic on site (LGV's, staff cars, forklifts, tractors and trailers etc)
- l) Pollution caused by run-off from the expansive area of hardstanding, with the SSSI zone of the River Beult only 80m away
- m) The application should be thoroughly assessed by MBC's agricultural advisor
- n) We have received communication from local residents and are supportive of their individual objections to the application and would expect their comments and observations to be fully considered and investigated prior to the application being decided

If MBC planning committee are minded to approve the application then full consideration should be given to the following :

- a) Condition such that vehicle movements and tonnages are properly policed (using weight registering strips / CCTV) with penalties applied for flouting limits
- b) Condition limiting lorry movements to day time only
- c) Condition for effective planting of fast growing tree species to conceal the buildings from view from the north
- d) Condition for sensitive reduction of security lights at night

7. Any other business

The clerk noted that the Parish Council's request for planning application 23/500671 (24 Meadow View Road) to go to MBC planning committee for decision had been withdrawn

8. Date of Next Meeting:
To be confirmed.

Meeting closed at 7.35pm