

Boughton Monchelsea Parish Council

Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 28th February 2022 at 7pm in the parish office within Boughton Monchelsea village hall

Present: Cllrs A. Humphries (Meeting Chair)
R. Martin
R. Garland
R. Roome
Clerk
3 residents

1. Apologies: Cllrs Redfearn, Edmans, Jessel, Date and Smith
2. Notification of late items for the agenda : None
3. Declaration of interests : None
4. Applications considered :

22/500478 Boughton Service Station, Heath Road, Boughton Monchelsea
Retention of existing hand car wash facility and office / customer waiting room, and proposed alterations including the creation of a second car wash bay and installation of acoustic screening (part retrospective)

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

- We are extremely concerned at this visually intrusive, intensified business use of the site in the context of the adjacent conservation area and listed buildings
- MBC's Cock Street Conservation Area appraisal notes that the Civic Amenities Act of 1967 defines a conservation area as 'an area of architectural or historic interest the character and appearance of which it is desirable to preserve or enhance'. It goes on to say that 'Out of a total of 65 listed buildings in the overall parish, 4 fall within the Cock Street Conservation Area'. The appraisal concludes that 'the main threats to preserving or enhancing the character come from a variety of internal and external sources...Perhaps most visible to the casual observer is the impact of the commercial and residential development on the fringes of the designated area, in essence the garage on Heath Road to the east....Further encroachment on the historic environment should be avoided'
- MBC's conservation area management plan notes the 'negative impact of the petrol station on the setting of the conservation area' and states 'As and when the opportunity arises, every effort should be made to reduce the visual impact of signage on this site, and/or secure a use that is more sympathetic to the setting of the conservation area'. The proposal for a visually intrusive car wash facility and office / waiting room conflicts with the stated aims of both the appraisal and management plan.
- The applicant's heritage statement mentions the conservation area but simply states that the petrol station is 'nearby', ignoring the references to negative

impacts contained within the MBC documents. The statement concludes by stating that 'the car wash is out of site (sic) from the more sensitive features of the conservation area. It is therefore concluded that the proposals would not have a negative affect (sic) on the conservation area'. This heritage statement is clearly inadequate and in no way acknowledges the concerns highlighted in the conservation area appraisal and management plan.

- Due to its close proximity to the conservation area, we would expect MBC's conservation officer to be fully consulted on the proposal. We note that the officer has not commented on previous applications relating to this site.
- The applicant's planning statement notes 'The proposed screening is shown on drawings 2630/3 and 2630/4 and is both located to the side of car wash bay 1 and to the side of the existing workshop (towards the rear of the site). The proposed acoustic barrier is to be 2m high constructed of a material nominally > 5kg/m² and well-sealed to the ground at its base.' We understand acoustic barriers should have a minimum surface mass of 10kg/m² therefore the proposed screening is inadequate. Furthermore we request that the officer visits site to assess the noise levels at adjacent properties, at a time when the current car wash facility is operating at capacity
- The proposal includes an additional car wash bay, presumably encroaching into the undeveloped land to the east. Any assessment of current noise levels should take this second bay into account as noise levels would be significantly higher with two jet washes operating at the same time. It appears that there are other sources of noise pollution associated with the car wash facility, apart from the jet wash and this should be fully investigated by MBC. In addition, we have had reports of car radios blaring out loud music while vehicles are being washed
- Visibility is significantly impaired for drivers wishing to turn right out of the site after having their vehicles cleaned and we have witnessed car wash staff having to see vehicles out on to Heath Road. This is completely unacceptable and should have been fully considered as part of this planning application. The entry and exit points from the site, even for the petrol station, also need to be reviewed. Visibility is significantly impaired by the illuminated sign.
- There are now five businesses operating from the site – petrol station, car repairs, car wash, car sales and flower shop. Four of these were there previously but the introduction of the car wash has created significant safety hazards both on and off site, with additional traffic, cars parked up waiting to be cleaned and queueing out on to Heath Road. KCC should fully assess the impact on highway safety resulting from this proposal. Additionally, it should be noted that previous planning permission for the car wash was based on a site with no fuel sales
- We appreciate that the site has historical use as a petrol station, garage and shop however in years gone by this was aesthetically low key and in keeping with the semi-rural nature of the village. The incremental growth of the site, including the large illuminated sign, car wash bay and associated structures now has a very urban feel which is completely out of character with the adjacent conservation area
- Policy PWP3 of the Boughton Monchelsea NHP covers protection of non-designated heritage assets and states that 'The protection extended by this policy extends to all oast houses within the Neighbourhood Plan area'. The proposed jet wash facility would negatively impact the setting of the adjacent oast house and therefore fails to comply with this policy
- Policy LRE1 of the Boughton Monchelsea NHP states that proposals will be supported where they are neighbourly in terms of their visual, noise, smell and

other impacts on adjoining uses. The proposed car wash facility does not comply with these requirements and is therefore not supported by the Parish Council

- The drainage details provided with the application are inadequate. Full information should be submitted, including reassurances that there will be no run-off or spray on to Heath Road
- It is unclear whether any additional signage or lighting will be required to facilitate the proposal. If so, this should be detailed. The Cock Street conservation area appraisal acknowledges the clutter of signs which detract from the buildings and open spaces that make up the conservation area and states that an approach to reduce such signage would be welcome. In terms of lighting, policy PWP 10 of the Boughton Monchelsea NHP states that lighting must be designed and managed to reduce light pollution and any harmful visual impact on neighbouring activities and the character of the area.

22/500476 31 Lockham Farm Avenue, Boughton Monchelsea
Erection of a single storey rear extension and part conversion of
existing garage with changes to fenestration

No objection / comment

5. Date of Next Meeting:
 Thursday 17th March 2022 at 7pm in the parish office

Meeting closed at 8.00pm