

Boughton Monchelsea Parish Council

Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 26th January 2021 at 7.00pm via Zoom

Present: Cllrs D. Smith, Chair
A. Humphries
L. Date
D. Redfearn
J. Gershon
R. Edmans

Clerk
1 resident

1. Apologies: Cllrs Whybrow and Jessel
2. Notification of late items for the agenda : None
3. Declaration of Interests: None
4. Applications considered :

20/501426 Land rear of Police headquarters, Sutton Road, Maidstone
Outline application with access matters sought for residential development of up to 112 dwellings, including demolition of existing police dwellings in Weald Close (Matters of appearance, landscaping, layout and scale are reserved for future consideration). ADDITIONAL INFORMATION ONLY.

The following response was agreed :

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

- 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 current unprecedented situation we find ourselves in regarding COVID-19 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.
- Specifically in relation to this application we would seek confirmation that due consideration has been 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 the public to prevent inappropriate and unsafe use of the network of local country lanes. Cycle and pedestrian access should remain

20/501427 Land to rear of Kent Police training school, off St Saviours Road, Maidstone
Outline planning permission for residential development of up to 90 no. dwellings (all matters reserved except access). REVISED DETAILS ONLY.

The following response was agreed :

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

- 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 current unprecedented situation we find ourselves in regarding COVID-19 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.
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20/506112 Lewis Court Cottage, Green Lane, Boughton Monchelsea
Erection of a detached dwelling with parking and landscaping (resubmission of 20/502940)

Cllr Smith gave an overview of the application and advised that he had visited site on 25th January, at the request of the applicant. Discussion between members followed. The applicant was present and also addressed the meeting. It was agreed that the Parish Council should object to the application on the same grounds as the previous application, as follows:

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

- a) The proposed additional dwelling would have a detrimental effect on the setting of the three adjacent listed buildings and would alter the context within which they have sat for hundreds of years. We believe it is important to recognise that a listed property is the whole demise, not just the building itself and therefore the setting is particularly important in this instance.
- b) We believe that the three existing listed buildings have great group value, reflecting a significant period in Boughton Monchelsea's history. The proposed new contemporary dwelling would be severely detrimental to this grouping of listed buildings, creating a cramped, overdeveloped site when considered alongside the two previously consented dwellings
- c) With reference to planning application 16/508513, MBC's conservation officer expressed concern about the layout of the development and this was in relation to the close relationship between Unit 1 (named Plot 1 in the 2020 application) and the two

storey timber clad building adjacent to the western site boundary. This building outside the application site was considered a non-designated heritage asset. The conservation officer was only in agreement with 16/508513 once Unit 1 was removed and the application for 2 new dwellings was subsequently approved on appeal. The conservation officer also noted that the 2 remaining proposed units were located some distance away from other buildings. This information can be found in a committee report to MBC planning members and is publicly available on the MBC website along with the conservation officer's full report on the 3 dwelling application. This report concludes by stating that the proposed development 'would fail to preserve the setting of the listed buildings and also the curtilage structures (both of significance) and so not in accordance with section 66 of the Act. In addition, a level of harm would be caused to the significance of the heritage assets, which amounts to substantial in NPPF terms. The public benefits delivered by the (3 dwelling) scheme are considered to outweigh this level of harm, and as such the proposal fails to accord with the guidance contained within the NPPF.' We fail to understand this quote as it appears to be contradictory however the conservation officer did ask for the 3 dwelling scheme to be refused.

- d) When planning application 16/508513 was approved on appeal, the Planning Inspector stated that she had carefully considered the matters raised by Boughton Monchelsea Parish Council and others. She acknowledged that some of the comments made related to the third dwelling as shown on the plans which were originally submitted to the Council but that the plans were amended prior to determination to remove this unit therefore these comments had no bearing on her determination of the appeal. These statements should be fully considered by MBC when considering this new application.
- e) Together with the 2 consented properties, a total of 6 parking spaces are proposed, with access via a long, narrow, single carriageway driveway. As such there would be a risk of vehicles backing up on Green Lane during the inevitable conflict of inward and outward traffic on the driveway. Green Lane is narrow with no footpaths on this side of the road and the risk to drivers and pedestrians would be significant. In reality it is likely that each of the 3 dwellings would have more than 2 cars each
- f) The proposal would cause unacceptable overlooking of the private amenity space of the existing adjacent dwellings
- g) Clarification is required regarding the refuse storage and collection arrangements which we believe will present additional safety risks on Green Lane. The road is currently being narrowed at this location as part of the Lyewood Farm development

In summary, this new application represents overdevelopment of the site when considered in conjunction with the two previously consented dwellings. The conservation officer's previous comments must remain relevant as the new unit has exactly the same footprint and is in the same position as the original 3 dwelling application. MBC refused the 2 dwelling application and although this was subsequently won on appeal, a total of 3 new dwellings on this site would be wholly unacceptable for the reasons described above.

20/505967 28 Lewis Court Drive, Boughton Monchelsea
Demolition of gazebo and erection of two storey side extension to
create an annexe for assisted living, with front and side canopy

Cllr Smith gave an overview of the application. Following discussion, the following response was agreed :

The Parish Council have no objection to the application but wish to make the following comments.

- Lewis Court Drive consists of a distinctive pattern of semi-detached properties with regular spaces in between. There is no two-storey infilling between the pairs of houses
- Although the size of the proposed extension is large, this particular property is sited on a generously sized end plot. As such, the proposal represents a natural 'full stop' at the end of the street. We therefore have no objection to this proposal but would not support any two storey infills on properties along the length of the street, which would adversely affect the pleasant and distinctive street scene.

20/506058 Honeymellow Barn, Bottlescrew Hill, Boughton Monchelsea
Replacement of UPVC windows and doors with bespoke timber windows and doors

The following response was agreed :

No objection / comment

20/506058 Honeymellow Barn, Bottlescrew Hill, Boughton Monchelsea
Listed building consent for replacement of UPVC windows and doors with bespoke timber windows and doors

The following response was agreed :

No objection / comment

20/506005 F G Barnes, Bircholt Road, Maidstone
Advertisement consent for 2 no. internally illuminated MG motor fascia signs and 2 no. internally illuminated MG logo to existing fascia sign

The following response was agreed :

No objection / comment

5. Any other Business:

Cllr Smith congratulated Cllr Humphryes and those involved in BMAT's Salts Wood project. Cllr Humphryes advised that tree planting would commence in February.

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

Meeting closed at 7.35pm