

Boughton Monchelsea Parish Council

Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 30th May 2017 at 7.30pm in the parish office

Present: Cllrs J. Gershon (Meeting Chair)
L. Date
R. Martin
Clerk

1. Apologies: Cllrs Smith, Evans and Brown
2. Notification of late items for the agenda : None
3. Declaration of Interests: None
4. Applications considered (plans were available at the meeting):

**17/501734 4 Lockham Farm Avenue, Boughton Monchelsea
Erection of a rear conservatory (retrospective)**

No objection / comment

**17/502320 Sharrow, 6 Haste Hill Road, Boughton Monchelsea
Erection of a 2 storey and single storey rear extension and front single
storey bay window extension matching neighbouring property**

No objection / comment

**17/502367 Aldi Stores Ltd, Langley Park, Sutton Road, Maidstone
Advertisement consent for 3 x internally illuminated fascia signs, 5 x
non-illuminated fascia signs and 2 x internally illuminated poster board
signs**

No objection / comment

**17/502583 Units 2 to 3 Parkwood Trading Estate, Cuxton Road, Maidstone
Demolition of two storey offices to Unit 2 – new façade**

No objection / comment

**17/502610 Shibblers, Brishing Lane, Boughton Monchelsea
Office and utility room to be demolished to make a utility room link to
the garage. Storage space above the garage. Approved first floor
bedroom reduced.**

No objection / comment

17/502535 1 Orchards Park, Park Lane, Boughton Monchelsea
Variation of condition 3 of MA/11/0744 to allow the removal of amenity block and the siting of additional 2 mobile homes on plot 3 with a total of 8 mobiles for the plot

The Parish Council would like to see the above planning application refused for the following reasons and wish to see it reported to the Borough Council's planning committee :

- a. The proposal represents an unacceptable over accumulation of units in the open countryside. The condition has already been varied twice over the last five years, allowing an additional 2 mobile homes on the site in 2012 and a further 4 on the site in 2014. In addition, we believe there is already a planning breach on the site as drawing MAI/17038/P shows 11 existing mobile homes in total when permission has only been granted for 10.
- b. We are concerned at the environmental and health and safety issues that would result from the proposal
- c. The proposal would negatively impact the private amenity of residents living on plots 1, 2 and 4. There is only one mobile home each on plots 1 and 4 with a total of 8 mobile homes proposed for plot 3
- d. Planning permission relating to 14/502411 states that no more than 10 mobile homes shall be stationed on the site 'to safeguard the character and appearance of the countryside'. We believe that any further mobile homes would significantly impact both the character and appearance of the countryside
- e. The accompanying report produced by Ellis Associates states that the mobile homes would be used to 'accommodate siblings to be married with immediate effect and the growing families in the future'. It would be unacceptable to allow planning permission for projected future requirements, applications should be made at the time the need exists
- f. The proposal would have a negative impact on public amenity due to the nearby public right of way. The trees that are shown on the drawings were supposed to provide a buffer between the site and the countryside beyond. The proposed layout shows over half of plot 3 being taken up by mobile homes, and cars, with less than half the land area now available for trees and soft landscaping. In comparison, the soft landscaped area on plot 4 is much larger than that proposed for plot 3
- g. The application is misleading as it implies there is currently an amenity block on plot 3. Drawing number MAI/17038/P indicates that this has already been removed or was perhaps never there in the first place. We fail to understand how a plot with one mobile home requires an amenity block but an 8 home plot doesn't?
- h. The Borough Council have recently refused planning application 17/500734 relating to Norrington, Heath Road, Boughton Monchelsea. This application proposed demolition of an existing property and construction of three new family homes on a long, thin site. The application was refused for various reasons including that the proposal would result in a cramped and over developed form of development and that it would cause unacceptable harm to neighbouring and future occupiers by reason of the site constraints. Various policies were cited by the Borough Council in the decision notice for this application and we believe that 17/502535 should be refused on similar grounds.

5. Any other Business: The clerk advised that the case officer (Kathryn Altieri) for planning application 17/500098 (The Piggeries, The Quarries) had been in touch to clarify the planning history relating to the site. Ms Altieri had explained that planning permission MA/09/1950 was allowed on appeal and MA/13/1639 renewed this permission but had recently expired. These permissions were for the same development now proposed under the current application.

Members discussed the above and agreed that the following response should be returned to MBC :

As long as current application 17/500098 is merely a renewal of MA/13/1639 then the Parish Council's original response to the 2013 application still applies (detailed below). We would like to reiterate our concerns regarding parking on Quarry Road, which has actually got worse over the last four years.

MA/13/1639 The Piggeries, The Quarries, Boughton Monchelsea
An application for the demolition of existing buildings and erection of a single detached dwellinghouse

DECISION :

No objection however the Borough Council should consider the accumulation of car parking on Quarry Road adjacent to the proposal and how existing residents might be adversely affected

MA/13/1640 The Piggeries, The Quarries, Boughton Monchelsea
Conservation Area consent for the demolition of existing buildings and erection of a single detached dwellinghouse

DECISION :

No objection however the Borough Council should consider the accumulation of car parking on Quarry Road adjacent to the proposal and how existing residents might be adversely affected

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

Meeting closed at 8.20pm