

# Boughton Monchelsea Parish Council

## **Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 18<sup>th</sup> June 2018 at 7pm in Boughton Monchelsea social club**

Present: Cllrs D. Smith (Chair)  
A. Humphries  
L. Date  
R. Edmans

Clerk  
18 residents  
Cllr Steve Munford (in the audience)

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

**18/502393 96 The Quarries, Boughton Monchelsea**  
**Erection of a single storey rear extension and internal alterations**  
No objection / comment

**18/502683 Lyewood Farm, Green Lane, Boughton Monchelsea**  
**Demolition of the existing chicken sheds and associated structures, the**  
**erection of 85 residential dwellings, together with associated access,**  
**parking, landscaping and drainage**

Cllr Smith gave an overview of the scheme, highlighting the following points :

- Boughton Monchelsea is designated a 'larger village' by MBC (against the Parish Council's wishes) and as such we have to accommodate a level of new housing. This development helps us as a village take our quota and the land around the site will come over to Boughton Monchelsea Amenity Trust. This land would then be protected from future development and might be leased back to farmers or used as public open space perhaps
- Green buffer zone around the development and a visual screen of trees in the south east corner, maintaining a rural approach to the village from the east.
- A new footpath will be provided along Green Lane, behind the existing hedge line
- Houses are mainly brick, with tile hung and feature ragstone in places. There will be no weatherboarding as this is a poor quality finish on new homes, with either plastic or low grade timber being used

Residents expressed concerns as follows and these points were responded to by Cllr Smith and other members and would be incorporated, where possible, into the Parish Council's response to the application :

- Boughton Monchelsea is a dark village and there should be no street lighting
- MBC allocated 25 houses for this site in the Local Plan but 85 are now proposed. Cllr Smith stated that the Parish Council were not promoting this, rather accepting that the site at Lyewood Farm is the most suitable site for development in the village,

with a generous green buffer around it and the least impact on existing residents. It was noted that policy SP12 of MBC's Local Plan states that all yields are indicative. Cllr Munford noted that Boughton Monchelsea Amenity Trust (BMAT) own a large amount of land in the parish and are receiving speculative letters from developers wishing to develop these areas, eg behind Hubbards Lane and Haste Hill Road. He went on to explain that BMAT was set up many years ago to protect land in the parish and prevent this happening. Cllr Humphryes noted that MBC's target for new housing in the borough was approx. 17,000 homes but this was set to increase by another 7,000.

- What is the quota of houses for Boughton Monchelsea? Cllr Smith stated that there was no fixed figure, rather a moving target
- There should be a path along Green Lane. Cllr Smith noted that the application includes a path behind the hedge, all the way to Gandys Lane
- What improvements will there be to local infrastructure and facilities, eg school and doctors? Cllr Smith noted that the developer would make financial contributions towards these in the form of section 106 payments
- Concerns regarding construction traffic in and out of the site. It was suggested that a temporary access road be built to the east of the existing so that existing residents would be segregated from construction traffic and to provide a safer construction phase access on to Green Lane
- Concerns regarding construction traffic using narrow roads such as The Quarries, Cliff Hill, Pested Bars Road and Brishing Lane. Cllr Smith stated that this would not be allowed and that the Parish Council would ask for details of construction methodology
- Concerns regarding speed of traffic on Green Lane. The clerk and Cllr Edmans spoke regarding the Parish Council's plans for a 20mph zone in Church Street, The Quarries, The Green and parts of Green Lane and Haste Hill Road. The clerk stated that any traffic survey results would be very unlikely to support a 20mph zone further along Green Lane but that the developer could be asked to investigate this further
- Transport assessment - concern that traffic surveys may have been carried out during school holidays when traffic would have been much lighter
- Road safety and proposed mitigation measures, eg improvements to Cock Inn junction, permanent access onto Green Lane and speed limit reduction on Green Lane. Cllr Smith explained that KCC are a statutory consultee and will assess the application documents and make relevant recommendations

The Parish Council's response to the application was agreed as follows:

1. We are concerned at the impact of the proposal on road safety, including the speed of traffic along Green Lane. We would expect mitigation measures to include improvement work to the Green Lane / Heath Road / Brishing Lane junction, a suitably designed permanent access onto Green Lane and a speed limit reduction along the length of Green Lane
2. We have concerns regarding the number of vehicle movements that will result from the new development and seek reassurance that the traffic surveys used to inform the transport assessment were performed during term time and not school holiday periods. This is especially relevant given that the site is close to three schools (Boughton Monchelsea primary, Cornwallis Academy and Linton Park)
3. The landscaping buffer zone at the south east corner of the site should be increased to reduce the visual impact of the development on the surrounding countryside

4. There should be no street lighting within the development, only low level, downward pointing lights within the boundary of individual properties
5. We feel that the current access road to the site is not suitable for the construction phase of the work and would like to see a temporary access road constructed across the field on the east side of the existing access. This would allow existing residents to access their properties safely and would enable a safer access point out on to Green Lane for construction traffic
6. We would like to see full details of the construction methodology to be used. In particular, it is vital that construction traffic is not allowed to use the narrow and already congested lanes around the site. All construction traffic should enter and leave site via the Cock Inn junction, exiting onto Heath Road and then A-roads thereafter (eg Sutton Road, Loose Road)

5. Any other Business: None

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

Meeting closed at 8.25pm.