

Boughton Monchelsea Parish Council

Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 17th March 2022 at 7pm in the parish office within Boughton Monchelsea village hall

Present: Cllrs A. Humphries (Meeting Chair)
R. Martin
R. Garland
R. Roome
L. Date
D. Redfearn

1. Apologies: Cllr Smith, Cllr Jessel, Cllr Edmans, Parish Clerk
2. Notification of late items for the agenda : None
3. Declaration of interests : None
4. Applications considered :

21/505300 Boughton Service Station, Heath Road, Boughton Monchelsea Advertisement consent for 1 no. internally illuminated totem sign (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.

- Driver visibility for vehicles trying to leave the site is significantly impaired by the illuminated sign and we have witnessed car wash staff having to see vehicles out on to Heath Road. This is completely unacceptable and needs to be 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. We note that KCC have made no comment on this application and, via our KCC member, will be asking them to visit site and properly assess the highway safety impacts
- The sign is not visible to motorists on Heath Road due to the leylandii trees on adjacent private property and the curvature of the road. There is also a plethora of signage on the site, creating a significant distraction for drivers
- The size and style of the sign has a significantly detrimental effect on the context and setting of the conservation area and adjacent listed buildings. The 'Cock Street' conservation area management plan makes specific reference to the petrol station, acknowledging the detrimental effect of previous signage and noting the *'negative impact of the petrol station on the setting of the conservation area'*. It goes on to state *'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 huge, visually intrusive illuminated sign conflicts with the stated aims of both the appraisal and management plan.
- In view of the proximity of the proposal to the Cock Street conservation area, the applicant should have submitted a heritage statement as part of this application. In addition, MBC's conservation officer should be fully consulted on the proposal. We note that the officer has not commented on previous applications relating to this site

- A previous planning application for an illuminated pole sign (ref MA/87/0336) was refused for the following reasons : *'The sign, by reason of its size, illumination and prominent siting creates an undesirable visual intrusion in the street scene, to the detriment of the character and appearance of this rural area'*. Although this application was refused over 30 years ago the adjacent listed buildings have been there for hundreds of years so little has changed in this respect. A further application for a 'projecting sign' was similarly refused (ref MA/87/1453)
- 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 this 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 illuminated sign would negatively impact the setting of the adjacent oast house and therefore fails to comply with this policy
- 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. The illuminated sign 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 illuminated sign is wholly unneighbourly in its impact on adjacent properties and is therefore not supported by the Parish Council

21/504046 49 Roman Way, Boughton Monchelsea
Change of use of land to residential garden together with the
erection of a 1.8m high fence adjacent to the boundary with
Brishing Lane

No objection / comment

22/501038 The Yard, Hermitage Lane, Boughton Monchelsea
Lane

No objection / comment

Discussion regarding bats followed.

5. Date of Next Meeting:
To be confirmed.

Meeting closed at 7.30pm