

Boughton Monchelsea Parish Council

Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 25th January 2022 at 7pm in the parish office within Boughton Monchelsea village hall

Present: Cllrs D. Smith (Chair)
A. Humphryes
R. Martin
R. Garland
D. Redfearn
C. Jessel

Clerk

1. Apologies: Cllrs Date, Edmans and Roome
2. Notification of late items for the agenda : None
3. Declaration of Interests: None
4. Applications considered :

21/506482 The Barn, Heath Road, Boughton Monchelsea
Conversion of garage into habitable space with erection of single storey rear extension, internal and external alterations including the creation of new side window and removal of brick-built chimney. Erection of detached double garage

No objection / comment

21/506483 The Barn, Heath Road, Boughton Monchelsea
Listed building consent for internal and external alterations including the creation of new side window and removal of brick-built chimney

No objection / comment

21/506037 Le Portel, Heath Road, Boughton Monchelsea
Demolition of existing bungalow and detached garage and erection of a two storey detached 5 bedroom dwelling

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

MBC should assess the practicalities of the parking provision bearing in mind Heath Road is a busy main road. It appears that although parking for 3 vehicles has been provided these cars would not be able to turn round in the available space and would therefore need to reverse in or out of the driveway, creating a hazard for themselves and other motorists. The new property could be constructed further away from the road to allow adequate space for parking and turning.

If MBC are minded to approve the application the Parish Council would ask that conditions are included to cover the provision of :

- Renewable energy sources such as air or ground source heat pumps
- EV charging point
- Exclusively native planting within any landscape plan

- Provision of swift and bee bricks, bat and bird boxes
- Wildlife friendly boundaries
- Measures to exceed current building regulation standards in terms of energy efficiency

21/506862 Phase 1 Land south of Sutton Road, Langley
Approval of reserved matters (appearance, landscaping, layout and scale) for phase 1 of outline planning permission 15/509015/OUT for the erection of 173 residential dwellings (use class C3), (landscaping) for phase 1 infrastructure (site frontage, roundabout and main spine road); (appearance, landscaping, layout and scale) for the southern part of the eastern public open space for landscaping, SUDs ponds, hard landscaping, and levels

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

We note that the Environment Agency do not comment on reserved matters applications therefore we seek assurance that MBC have the necessary technical expertise to satisfy themselves that the reserved matters details relating to drainage comply with original consent and will not cause flooding further downstream from the site. We also seek assurance that the capacity of the existing main sewerage plant can accommodate this development and if not, how will this be improved?

If MBC are minded to approve the application the Parish Council would ask that conditions are included to cover the provision of :

- Renewable energy sources such as air or ground source heat pumps
- EV charging points
- Exclusively native planting within any landscape plan
- Provision of swift and bee bricks, bat and bird boxes
- Wildlife friendly boundaries
- Measures to exceed current building regulation standards in terms of energy efficiency

22/500139 Lady Bessies Cottage, Beresfords Hill, Boughton Monchelsea
Conversion of garage into storage area and habitable space, erection of two storey front extension and insertion of 2 no. side dormers and external alterations

The Parish Council wish to see the application approved.

21/505105 River Farm, Chart Hill Road, Staplehurst
New waste treatment plant to replace and decommission 2 no. undersized existing plants (resubmission of 21/500721). REVISED DETAILS ONLY

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

We are supportive, in principle, of replacement of the waste treatment plant to a newer system however MBC should ensure that, in flood circumstances, there is no discharge of material / pollution into the nearby watercourse (SSSI River Beult). Water must also not be allowed to discharge across the road.

MBC should seek justification of the capacity of the new treatment plant which we assume has been sized for the 96 staff mentioned in the application.

KCC Highways and Southern Water have asked for several conditions if the application is to be approved. MBC should ensure these conditions are considered and incorporated.

21/500031 Unit 5, Maidstone Exchange, Cuxton Road, Maidstone
Insertion of 12 high-level vents on the south-west, north-west and north-east elevations of the existing Unit 5; installation of 10 external A/C units (caged) at the rear of Unit 5; and provision of two collapsible security bollards

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

It appears that the position of the air conditioning units will adversely impact the private amenity of residential gardens adjacent to the site. Acoustic screening should be provided

5. Any other Business:
None

6. Date of Next Meeting:
Tuesday 8th February 2022 at 7pm in the parish office.

Meeting closed at 7.50pm