

BOUGHTON MONCHELSEA PARISH COUNCIL

**Minutes of the Parish Council Meeting held at 7pm on 11th January 2022
in the main hall of Boughton Monchelsea primary school, pursuant to notice.**

Present:

Cllrs I. Ellis (Vice Chairman)
R. Edmans (until 8.50pm)
A. Humphryes
D. Smith
R. Martin
R. Garland
C. Jessel
H. Stevens
R. Roome
J. Skinner
B. Brown
N. Wilde

Parish Clerk

1. **Apologies:** Apologies were received from Cllrs Date (work), Munford (MBC meeting) and Redfearn (work). The reasons for apology were accepted by members.

Apologies were also received from County Councillor, Lottie Parfitt-Reid

2. **Filming of meetings : Request for notification of whether any person intends to film, photograph or record any item**

None

3. **Notification of late items for inclusion on the agenda**

No late items

4. **Standing Order 61: To decide whether the public and press should be excluded from the meeting for any item.**

No exempt items

5. **Reports from PCSO / KCC Community Warden / KCC Councillors**

PCSO Pete Gardner was not present at the meeting. The clerk had compiled the crime report using information from the e-watch.co website. During November and December there were 7 reported crimes in south ward (egg throwing, attempted vehicle theft, speedboat theft, vehicle theft, door kicking, gate damage / vehicle trespass, break in) and 7 crimes in north ward (vehicle damage, attempted motorbike theft, theft from business premises, 2 incidents of vehicle being keyed, van tyres deflated, theft of a painting).

The KCC Warden was not present at the meeting and no report had been received.

6. County Councillor updates

No KCC members were present at the meeting.

7. Borough Councillor updates

No MBC members were present at the meeting.

8. Open Quarter :

No members of the public were present at the meeting.

9. Declarations of Interest in Items on the Agenda / Declaration of Changes to the Register of Interests / Requests for Dispensations :

As trustees, all members present (except Cllr Skinner) were given dispensation to discuss and vote on any items relating to BMAT.

10. Matters outstanding from minutes (2nd November 2021) not included in agenda:

16.7 : Climate Change & Biodiversity

Cllr Edmans explained that he and Cllr Jessel had met with the Kent Wildlife Trust. Leaky dams had been discussed as well as other potential ecological enhancements. A sub-group meeting would be held on 19th February with members reporting back to the next BMAT meeting.

18.1 : Parkwood Farm reservoir

Cllr Edmans advised that the derelict building had now been removed, the new grillage had been fitted and the on-site flood plan had been certified and submitted to the Environment Agency.

17.1 : Draft amended document - Boughton Monchelsea village hall repair fund

The clerk advised that a draft document had now been received from Gill Turner Tucker which would be discussed at the next PC meeting.

17.2 : Draft amended lease agreement between BMAT and the Parish Council :

The clerk advised that a draft lease agreement had now been received from Gill Turner Tucker which would be discussed at the next PC meeting.

11. Minutes of the meeting held on 2nd November 2021. Agreement of and signature by Chairman of the Parish Council :

The minutes of the Parish Council meeting held on 2nd November were agreed as correct. Proposed by Cllr Humphryes, seconded by Cllr Stevens and agreed by all members.

12. Clerk's report

The contents of the clerk's report were noted. The clerk provided an update as follows :

- Zoom meeting arranged for 12th January to discuss speed indicator devices for Heath Road. Cllr Munford and clerk to attend
- Request made to Fernham Homes for installation of gate where new footpath link joins Heath Road, to prevent children running out into the road

- Requested made to Clarendon Homes to erect temporary signage to ensure new residents are aware that pedestrians have priority at the junction with Church Street. Temporary sign now in place. Clarendon advise that the permanent junction works will be carried out during February half term week
- Remote ward cluster meeting will take place on 15th Feb. This is generally attended by MBC's community safety team, PCSO, Police Inspector and KCC Warden and is the appropriate meeting to raise anti-social behaviour issues such as motorbikes in the Furfield Park open space. Cllr Stevens agreed to attend
CLLR STEVENS
- Applications for S106 monies for Salts Wood (accessible path and kissing gate) and Walk Meadow (wildflower meadow and pond) have now been approved
- Brishing Lane will be litter picked by MBC later this month

13. Finance

Payments since last meeting (incl VAT) :

Parish Clerk	Clerk's October salary – standing order	1,050.26
Parish Clerk	Clerk's October salary – bank transfer	474.50
Parish Clerk	Clerk's expenses	53.33
HMRC	Tax and NI - October	414.07
A. Humphryes	Materials for renovating bench on the green	104.37
Coakley Cleaning	Dog bin emptying – October	130.00
A. Woodward	PA hire for Carols on the Green	230.00
Village hall committee	Hall hire – October	16.00
Blooming Green	Flowers for Cllr Stevens	50.00
Nat West	Bankline fee	24.05
Geosphere	Parish Online mapping portal – annual fee	153.60
Avaio	Microsoft Apps - monthly fee	9.48
Alec Gould	Fencing materials for Walk Meadow (BMAT)	510.00
Temple Knight	Printer cartridges	436.20
Village hall committee	Hall hire	37.50
Gill Turner Tucker	Legal fees – draft lease between BMAT and PC (BMAT)	517.20
Gill Turner Tucker	Legal fees – Lyewood land (BMAT)	421.20
Gill Turner Tucker	Legal fees – village hall matters	616.80
Gill Turner Tucker	Legal fees – transfer of freehold land titles (BMAT)	1,256.40
Parish Clerk	Clerk's November salary – bank transfer	474.30
Parish Clerk	Clerk's expenses	172.36
HMRC	Tax and NI - November	414.27
Parish Clerk	Clerk's November salary – standing order	1,050.26
Avaio	Microsoft Apps – monthly fee	9.48
Coakley Cleaning	Dog bin emptying - November	130.00
Parish Clerk	Clerk's expenses	229.73
Rory Stroud	Fencing to Walk Meadow (BMAT)	4,935
Village hall committee	Hall hire – November	16.00
EDF Energy	Electricity to parish hut	23.36
Grammer Printers	Printing copies of NHP	40.00
Parish Clerk	Clerk's expenses	41.25

Salvation Army	Donation following Carols on the Green	350.00
Nat West	Bankline fee	27.65
Binnies UK Ltd	Reservoir consultants fees	1,152.00
Kent Creative Solutions	Newsletter printing	1,280.00
Xpress Signs	Signs for Walk Meadow (BMAT)	459.00
Gill Turner Tucker	Legal fees – village hall matters	1,514.40
Parish Clerk	Clerk's December salary – bank transfer	474.30
Parish Clerk	Clerk's expenses	53.33
HMRC	Tax and NI – December	414.27
Parish Clerk	Clerk's December salary – standing order	1,050.26

Receipts:

Maidstone Borough Council	Parish Services Scheme – second instalment	3,074.00
Allotment leaseholder	Allotment rent	17.50

Balances as at 6th January 2022 :

Current Account	159,420.46
Business Reserve	426.45
National Savings	307.95
Total Financial Assets	160,154.86

Note : Bold / asterisked items indicate payments made prior to authorisation by the Council but certified as to correctness and urgency by the Chairman and Clerk.

13.1 Finance report - Agreement of payments made and income received since last meeting : The above financial statement was accepted. Proposed by Cllr Smith, seconded by Cllr Skinner and agreed by all members.

13.2 Budget monitoring report : The budget monitoring report to 6/1/22 was included in the agenda papers. Cllr Smith proposed that the budget monitoring report be accepted. Seconded by Cllr Skinner and agreed by all members.

13.3 Precept for 2022/23 :

Cllr Ellis had prepared the below report which was circulated to members in advance of the meeting.

INTRODUCTION

The parish precept data for 2021/22 was as follows:

Precept £94,894

Band D precept per dwelling £54.00.

Tax Base £1,757.30. (Up 5% on previous year).

Key Data for 2022/23 :

Tax Base £1926.7 (up 9.6% on previous year)

Current Band D Precept £54.00

Current Average Band D Precept for all of Maidstone's Parish Councils £67.96

Current Median Band D Precept for all of Maidstone's Parish Councils £63.58

MATTERS TO BE CONSIDERED

The above data highlights that Boughton Monchelsea's current precept is still substantially below the Average and the Median in respect of other Parish Councils in Maidstone.

Likely expenditure of the Parish Council during the medium term is likely to remain high with the need to undertake a substantial refurbishment of the village hall together with carrying out the recommendations as set out in the Colvin & Moggerrige report and the "greening" strategies which are likely to be adopted in the coming years primarily relating to BMAT land

SUGGESTED OPTIONS

It was agreed a number of years ago that the Parish Council should increase its precept by 5% in coming years in order to bring its precept into line with the other Maidstone Parish Councils and to cover expected future costs.

Neighbouring Parish Councils' precepts for 2021/22 were as follows : Coxheath £50.76, Chart Sutton £54.15, Headcorn £123.61, Marden £74.57 and Loose £89.38 highlighting Boughton Monchelsea's position in respect of neighbouring councils.

Inflation is estimated to be between 5% to 6.4% during 2022. This factor therefore needs to be considered and reflected in any precept increase. As a minimum an increase of 5.6% is considered appropriate as the minimum to address this pressure.

It is recommended therefore that the precept should be increased by 5.55% to £57.00 for 2022/23 for Band D.

If the Parish Council agrees to increase the Band D parish precept to £57.00 then this will generate a precept of £109,821.90
This increase represents for a Band D dwelling an increase of 5.7p per week in supporting their Parish Council.

RECOMMENDATION

It is recommended that for 2022/23 the precept for a Band D dwelling be £57.00; resulting in a total precept of £109,821.90.

Cllr Edmans felt that the Parish Council needed to be cognisant of inflation. Cllr Smith supported this, stating that the Parish Council were right to look at this level of increase.

Cllr Ellis proposed that the precept for 2022/23 be set at £109,821.90. Seconded by Cllr Smith and agreed by all members.

Clerk to return precept form to MBC.

CLERK

13.4 Draft budget for 2022/23 :

The clerk advised that she and Cllr Munford had produced the draft budget, with input from Cllr Humphryes on anticipated BMAT expenditure.

Cllr Ellis felt that the Parish Council should consider setting up a cyclical repair fund for the Church Street play area and suggested that reserve funds from this year be set aside for this purpose. Other members suggested that any repair fund should be general in nature, for cyclical repairs across the parish. It was agreed that this should be included as an agenda item for the next Parish Council meeting. **CLERK**

Cllr Martin noted that BMAT spending would increase year on year, as more land comes across to the trust. Cllr Ellis asked whether the Parish Services Scheme grant from MBC would increase this year due to the additional public open space at Salts Wood. The clerk advised that it wouldn't as the Parish Council had already reached the cap (based on sum per head of population).

Cllr Ellis proposed that the draft budget for 2022/23 be agreed. Seconded by Cllr Humphryes and agreed by all members.

14. **Correspondence:**

14.1 Resident – Letter regarding tree next to Walnut Tree Cottage, The Green :

The clerk explained that a letter had been received from the owners of Walnut Tree Cottage, stating that a sycamore tree growing near their boundary fence is overhanging their property, causing loss of light and alleged root damage to their driveway. The clerk noted that she had visited site with Cllr Munford and no damage to the driveway had been observed. She added that the tree was to the north of Walnut Tree Cottage therefore there was no significant loss of sunlight to the property.

The clerk advised that land registry records had revealed that, due to ownership boundaries, the tree trunks appear to be growing on land owned partly by the resident and partly by the Parish Council and Kent County Council.

Cllr Humphryes proposed that the Parish Council take no action and advise the residents that the tree appears to be jointly owned by them, the Parish Council and KCC and that if they wish to carry out works to the tree themselves they should contact MBC for permission as it is within a conservation area. Seconded by Cllr Smith and agreed by all members. **CLERK**

15. **Planning Report:**

The following applications had been considered by the Planning and Licensing Committee:

		MBC notified :
21/505468 &	Honeymellow Barn, Bottlescrew Hill, Boughton Monchelsea	9/11/21
21/505469/LBC	Erection of a single storey rear extension with green roof and conversion of garage to gym and utility, including replacement of kitchen door with timber window and replacement of garage UPVC windows with white timber windows	

DECISION :

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

MBC's conservation officer should fully consider the proposed materials in the context of the existing listed building

21/505463 Vinten House, Unit 14 Target Business Centre, Bircholt Road, Maidstone 9/11/21

Erection of a warehouse consisting of 4 no. new commercial units. Erection of a single storey extension to existing warehouse on the site in order to provide additional internal working and storage space within B1 & B8 use

DECISION :

No objection / comment

21/501427 Land to rear of Kent Police Training School, Off St Saviours Road, Maidstone 9/11/21

Outline planning application for residential development of up to 76 no. dwellings (all matters reserved except access). REVISED DETAILS ONLY

DECISION :

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 unprecedented situation we have found ourselves in with COVID-19 over the last year and a half 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.

Due consideration should also be 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 prevent inappropriate and unsafe use of the network of local country lanes

21/505797 Land south of Sutton Road, Langley 9/11/21
Section 73 – Application for removal of condition 24 (Bus only road and bus turning facilities) pursuant to 15/509015

for – outline application for residential development

DECISION :

No objection / comment

21/505787

The Yard, Hermitage Lane, Boughton Monchelsea

9/11/21

Section 73 – Application for minor material amendment to approved plans condition 15 (to allow amendments to the external appearance of the dwellings, including changes to the fenestration, the inclusion of traditional chimneys and changes to the internal layout) pursuant to 18/503404/FULL for – Amendment to the design and size of the 4 no. cottages approved under planning permission 17/504933/FULL for the demolition of the existing mixed use residential / commercial building and removal of the existing hard surface areas. Erection 4 no. cottages with amenity space, parking, landscaping and access.

DECISION :

The following response was agreed :

MBC should encourage the use of renewable energy for the main heating system in all new build homes.

21/505300

Boughton Service Station, Heath Road, Boughton Monchelsea

9/11/21

Advertisement consent for 1 no. internally illuminated totem sign (retrospective)

DECISION :

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 MBC planning committee for decision.

- The drawing misrepresents where the sign sits within the site. The sign is shown in front of the flower shop window when in fact it is located closer to the road and existing residential curtilage
- The sign is not visible to motorists 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 sign has a significantly detrimental effect on the context and setting of the conservation area. The 'Cock Street' conservation area management plan makes specific reference to the petrol station, acknowledging the detrimental effect of previous signage and stating that '*every effort should be made to reduce the visual impact of signage on this site...*'. MBC's conservation officer should be fully consulted on the application
- The sign is contrary to policy PWP10 of the Boughton Monchelsea Neighbourhood Plan which states that development should be designed and managed to reduce light pollution and any harmful visual impact on

neighbouring activities and the character of the area

- 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 are extremely concerned at the size and style of the sign in the context of the conservation area and adjacent listed buildings

21/505999 Wierton Grange Cottage, Back Lane, Boughton Monchelsea 6/12/21

Proposed loft conversion including erection of an L-shaped rear dormer and installation of roof lights

DECISION :

We feel that the proposal is clumsy, incongruous and over bulky on the boundary. MBC should ensure there is no detrimental effect on the adjacent property.

21/506044 8 Haste Hill Close, Boughton Monchelsea 6/12/21

Construction of a first floor side and rear extension

DECISION :

We feel that the proposal is blocky and bulky. MBC should ensure there is no detrimental effect on the neighbouring property.

21/506061 Land to the south of Sutton Road, Langley 6/12/21

Erection of a care home (within use class C2) with parking, access, landscaping and other associated works

DECISION :

No objection / comment

21/506269 & 21/506270 The Old Farmhouse, The Green, Boughton Monchelsea 6/12/21

Demolition of a 20th Century lean to conservatory and erection of a single storey rear extension

DECISION :

We expect MBC's conservation officer to fully assess the application and for their comments to be considered when deciding the application

21/506066 Land south of Sutton Road, Langley 6/12/21

Erection of a substation within existing approved development at land south of Sutton Road

DECISION :

No objection / comment

21/506333 Peugeot Car Showroom, Maidstone Exchange, Cuxton Road, Maidstone 6/12/21

Advertisement consent for 2 no. internally illuminated fascia signs and 2 no. internally illuminated pylon signs

21/505831

DECISION :

No objection / comment

Chart Hill Paddock, Chart Hill Road, Staplehurst

6/1/22

Retrospective change of use of land to gypsy caravan site to extend existing site to accommodate stationing of 5 additional mobile homes, including laying of hardstanding, landscaping and erection of two day rooms (Alternative scheme to planning permission allowed on appeal APP/U2235/W/3209405)

DECISION :

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 MBC's planning committee for decision.

- It should be noted that the appeal decision (APP/U2235/W/18/3209405) did not allow 5 additional mobile homes, rather 1 additional static caravan to give a total of 3 allowed at Chart Hill Paddock within the red line site plan dated 2015. Conditions attached to the appeal decision are clear about the total number of static caravans and mobile homes to be located at the site. A further requirement was for boundary treatment and means of enclosure, samples of hard surfacing, planting and a programme of works to be submitted within 3 months of the appeal decision. This condition has not been complied with or discharged
- The current application is for a different area than the appeal scheme and therefore cannot be considered an 'alternative scheme' to that allowed on appeal. In addition, the appeal scheme did not secure approval for the siting of 5 additional mobile homes therefore the use of the word 'alternative' is misleading as the appeal allowed for just one more caravan within the red line area of the 2015 application
- Satellite images of the site from 2018 and 2020 demonstrate that an additional area of hardstanding has been constructed to the east of the cluster of buildings along the southern boundary of the site. An additional mobile home has been sited on this new area further to the 2020 satellite image being taken. These works have been undertaken after the Inspector visited the site in 2019 (in relation to appeal ref APP/U2235/W/18/3209405)
- The current application site extends further east than the previous appeal site and no details of the proposed day rooms have been provided
- The current application seeks to develop an area larger than that considered by the Inspector at the previous appeal with more built form. The Inspector's findings should

also apply to the current application with regard to adverse impact on landscape character and conformity with the relevant policies of the MBC Local Plan and the Government's Planning Policy for Traveller Sites (PPTS)

- MBC's website states that a 6.2 year supply of Gypsy and Traveller Pitches can be demonstrated as of 1st April 2021. On this basis there is therefore no current unmet need as sought by the current application

- Paragraph 25 of the PPTS states that '*Local planning authorities should very strictly limit new traveller site development in open countryside that is away from existing settlements or outside areas allocated in the development plan. Local Planning authorities should ensure that sites in rural areas respect the scale of, and do not dominate, the nearest settled community, and avoid placing an undue pressure on the local infrastructure.*' The NPPF requires the PPTS to be taken into consideration.

- The site is not an allocated Gypsy and Traveller site in the MBC Local Plan and therefore fails to be considered in accordance with adopted Policy DM15. Policy DM15 is a criteria based policy requiring sites to be sustainable, not result in significant harm to the rural character of an area, not be located in an area at risk of flooding and have assessed ecological impact by appropriate survey. The application fails to comply with this DM15 for the following reasons :

- It is not possible for local services to be accessed from the site by foot, cycle or public transport. There is no footpath from the site to the main A229 to provide safe access to bus services and in any event Chart Hill Road is regularly used by HGVs accessing River Farm, making it dangerous for pedestrians and cyclists. There is no bus service to Chart Sutton or Sutton Valence for local shops or services
- There has been no material change in circumstances for MBC to find against the appeal Inspector's formerly identified harms to the local landscape character
- The southern boundary of the wider holding is located within a flood zone
- The application has not provided any detail on ecological impacts
- The proposal is contrary to MBC Local Plan policies SS1, SP17 and DM3

In conclusion there is existing unauthorised development at the site which the current application does not seek to regularise. The application is not an 'alternative scheme' to that approved on appeal as it is for a larger site and

proposes additional development in comparison to the appeal scheme. The appeal decision did not allow 5 new mobile homes at the site but sought to regularise the position within the red line associated with the application at that point in time and allowed 1 additional caravan. The allowed appeal was unequivocal in its rebuttal of the stationing of 5 caravans and their impact on the Low Weald Area of Landscape Character. The current application, by virtue of the increased site area and proposed location of the large static units and day rooms proposed will have even greater impact on the character of the local protected landscape and is therefore contrary to Policy SP17 of the MBC Local Plan. The application also fails to meet the criteria of Policy DM15.

21/506445 Orchard Cottage, 67 Church Street, Boughton Monchelsea --
Erection of a single storey extension together with the conversion of the garage

DECISION :

No objection / comment

21/506652 Boughton Mount Farm, Cliff Hill, Boughton Monchelsea --
Conversion of office building to form 1 no. dwellinghouse, including erection of single storey front and rear extensions

DECISION :

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 MBC's planning committee for decision.

- The location is in the open countryside and unsustainable
- The planning statement argues that the proposal is sustainable and well designed as it keeps most of what is there already , while adding modest extensions however the proposal does not seem to add any sustainable features which it cannot easily do without being a total demolition and rebuild, thus negating the idea of conversion under permitted development. The proposal does not comply with MBC Local Plan policy DM1
- Contrary to the planning statement, the proposal is not well designed, particularly in relation to its overall surroundings. Government is now heavily promoting good design in guidance and this must be relevant when assessing this full planning application. The proposed design quality of the conversion cannot possibly meet NPPF standards
- We cannot understand how this could possibly be market housing, stuck approximately 100m from the road at the end of a large farm yard with large warehouse buildings between it and the road. We question whether this is

compliant with paragraph 130(f) of the NPPF which seeks to 'create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users'

- The planning statement states that the application is an amendment to a Prior Approval dated May 2019 . Prior Approvals are only able to take a limited set of issues into account and it does not appear that the delegated report considered siting and design of the conversion and whether this should be subject to separate approval

- The planning statement is inconsistent with the application form. The application form states there will be 1 x 1 bedroom market unit created. Paragraph 2.1 of the statement says it is a 1 bedroom unit while paragraph 4.1 says it is a 2 bedroom unit

- If the Prior Approval application were submitted today we question whether it would meet national minimum space standards and seek assurance that this was correctly assessed when Prior Approval was granted in 2019

- Paragraph 5.7 of the planning statement argues that it would not be an isolated home in the countryside as it is near other residential properties. If this is referring to the application for conversion of the Dutch barn into 3 units then this statement would only be true if that application were approved and implemented

- Section 11 of the application form is left blank so there is no indication of how surface water will be dealt with. Section 13 is marked 'unknown' so no indication of how foul water will be disposed of. Section 14 states that no arrangements have made for disposal of waste and recycling. This lack of information is indicative of a poorly thought through application

- The planning statement does not mention Boughton Monchelsea Neighbourhood Plan which is now a material planning consideration. The proposal fails to comply with the following policies :

- Policy RH1 which states 'Applications for new development must demonstrate how they respond positively to the established local character, including rural character and topography...'

- Policy RH6 which states that all housing development, whether conversions or new build or redevelopment must 'be of the highest visual quality appropriate to the area both in itself, and how it impacts on the setting'

21/506698

Boughton Mount Farm, Cliff Hill, Boughton Monchelsea
Part demolition and conversion of an existing agricultural building to form 3 no. dwellinghouses with associated access, parking and amenity space

6/1/22

DECISION :

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 MBC's planning committee for decision.

- The location is in the open countryside and unsustainable
- The planning statement argues that the proposal is sustainable and well designed as it keeps most of what is there already, while adding modest extensions however the proposal does not seem to add any sustainable features which it cannot easily do without being a total demolition and rebuild, thus negating the idea of conversion under permitted development. The proposal does not comply with MBC Local Plan policy DM1
- Contrary to the planning statement, the proposal is not well designed, particularly in relation to its overall surroundings. Government is now heavily promoting good design in guidance and this must be relevant when assessing this full planning application. The proposed design quality of the conversion cannot possibly meet NPPF standards
- We cannot understand how this could possibly be market housing, residents would need to drive round 3 sides of a large industrial building to gain access to the dwellings. We question whether this is compliant with paragraph 130(f) of the NPPF which seeks to 'create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users'
- The planning statement states that the application is an amendment to a Permitted Development application from 2019 in that it adds more amenity space and 2 parking spaces for each unit and replaces the corrugated iron cladding with composite cladding but otherwise remains the same. This permitted development application was approved in June 2019 so expires in June 2022 at which point it ceases to be relevant unless Permitted Development is sought again. So the current fallback position established by the Permitted Development is conversion of a corrugated iron shed with no parking spaces, accessed by going to the end of the farmyard and round the back of a large warehouse. The delegated report for the permitted development application does not appear to consider siting and design of the conversion and whether this should be subject to separate approval
- Section 13 of the application form is marked 'unknown' so there is no indication of how foul water will be

disposed of. Section 14 states that no arrangements have made for disposal of waste and recycling. This lack of information is indicative of a poorly thought through application

- The planning statement does not mention Boughton Monchelsea Neighbourhood Plan which is now a material planning consideration. The proposal fails to comply with the following policies :

- Policy RH1 which states 'Applications for new development must demonstrate how they respond positively to the established local character, including rural character and topography...'

- Policy RH6 which states that all housing development, whether conversions or new build or redevelopment must 'be of the highest visual quality appropriate to the area both in itself, and how it impacts on the setting'

21/506589 Beresford Cottage, 22 Church Street, Boughton Monchelsea 6/1/22

Demolition of detached garage and erection of part single, part two storey side extension. Creation of new window and front door with canopy (revised scheme 19/501891)

DECISION :

No objection / comment

The following applications have been APPROVED by MBC:

21/505022 Fir Tree Cottage, 28 The Quarries, Boughton Monchelsea
Listed building consent for the installation of one additional roof window

21/504953 77 The Quarries, Boughton Monchelsea
Demolition of side conservatory. Erection of single storey side and rear extension with light lanterns and external alterations. Alterations to roof, including the conversion of loft / annexe into habitable space, erection of first floor rear extension, creation of rear Juliet balcony and insertion of rooflights

21/504913 The Yard, Hermitage Lane, Boughton Monchelsea
Certificate of lawful development (existing) for the construction of part of the foundations of 4 no. dwellings approved under 18/503404/FULL

21/505787 The Yard, Hermitage Lane, Boughton Monchelsea
Section 73A – Application for Minor Material Amendment to approved plans condition 15 (to allow amendments to the external appearance of the dwellings, including changes to the fenestration, the inclusion of traditional chimneys and changes to the internal layout) pursuant to 18/503404/FULL for – Amendment to the design and size of the 4 No. cottages approved under planning permission 17/504933/FULL for the demolition of the existing mixed use residential / commercial building and removal of the existing hard surface areas. Erection 4 no. cottages with amenity space, parking, landscaping and access.

21/505347 Land Rear of 92 The Quarries, Boughton Monchelsea
Section 73A (part retrospective) – Application for minor material

21/503547 amendment to approved plans condition (10) pursuant to 17/505457/FULL – Self-contained 4 bedroom family dwelling
Land at Loddington Farm, Loddington Lane, Boughton Monchelsea
Erection of single storey farm shop and cold store building including creation of new vehicular accesses, parking and landscaping

The following applications have been REFUSED by MBC:

21/505003 The Oast, Wierton Hall Farm, East Hall Hill, Boughton Monchelsea
Erection of a single storey infill between garden room and The Oast

21/504838 Eel House Farm, Boughton Bottom Farm, Lower Farm Road, Boughton Monchelsea
Prior Notification for change of use of an agricultural building to 1 no. dwelling and associated operational development.

21/505604 23 Lewis Court Drive, Boughton Monchelsea
Erection of first floor side extension

21/504879 Loddington Lane Cottage, 2 Loddington Lane, Boughton Monchelsea
Conversion of existing cottage together with erection of two storey rear / side extension to create 2 (no) dwellings; and erection of 1 (no) detached dwelling (Resubmission of 21/500798/FULL)

The following applications have been notified as WITHDRAWN :

21/504407 23 Morris Close, Boughton Monchelsea
Fell 1 x Tree as shown on tree location plan
Full planning permission for the erection of an atmosphere controlled storage building together with external hardstanding and new internal access road

The following APPEALS have been notified:

None

The following APPEAL DECISIONS have been notified:

None

The following APPEALS have been notified as WITHDRAWN:

None

16. Representatives' Reports:

16.1 KALC: Cllr Date was not present at the meeting.

16.2 Allotments : Cllr Martin had nothing to report.

16.3 Village Hall & Recreation Ground :

Cllr Edmans advised that several meetings had now taken place with members of the village hall committee and the next step was to prioritise requirements for the hall refurbishment. Cllr Humphryes advised that he had agreed to act as Project Manager for the works and noted that there would not be a need for an extension to the hall as the stage could be removed to provide increased floor space. He added

that current heating and electric bills were around £12,000 per year which could be saved by installing solar panels on the roof.

It was agreed that Cllr Humphries would take over from Cllr Brown as BMAT's representative on the village hall committee.

16.4 Neighbourhood Watch : Cllr Stevens noted that the Neighbourhood Watch Facebook page was a good way for residents to share news and concerns.

16.5 Police Liaison : Cllr Date was not present at the meeting.

16.6 Bus group :

Cllr Roome advised that he had attended a bus group meeting on 22nd November and noted that the pilot scheme would now run until April 2023. The group were keen for the trial service to be promoted. The clerk advised that the new timetable was in the Church Street noticeboard and on the Parish Council website, as well as being included in the December newsletter which had been distributed to every household in the parish. Cllr Roome advised of KCC's plans for a bus survey but no timescale had been agreed for this. He added that KCC had also mentioned a promotion event to publicise the new service but no further information had been received.

16.7 Climate change and biodiversity :

Cllr Jessel advised that there had been no further progress on the Parish Council's net zero plan but she would be meeting with Cllr Munford to work on some of the actions. It was noted that the village hall refurbishment would be a major step forwards.

Cllr Jessel noted that the EV charging point survey had been carried out in 2021 but an appropriate site had yet to be identified.

It was recognised that a lot had been happening from a biodiversity point of view with good progress on long term plans for BMAT land holdings.

17. Decision items :

17.1 Speed limit at east end of Green Lane – decide whether to pursue speed limit reduction to 20mph :

The clerk reminded members that a letter and petition had been received from a resident in Green Lane in early 2021, requesting a 20mph speed limit at the east end of Green Lane. This had been discussed at the Parish Council meeting on 2/3/21 where it had been agreed to defer any decision until the January 2022 meeting, to give time for the Lyewood development to be substantially completed. A formal letter dated 22/10/21 had been received from KCC advising that they would not support a 20mph limit at this location. This letter was included in members' agenda papers and a copy had been sent to the resident. An extract from this letter is as follows :

KCC are required to follow Department of Transport guidance around 20mph speed limits. Please see link below for Circular 01/2013 Setting Local Speed

Limits document that gives clear guidance as to how 20mph schemes are implemented'

Setting local speed limits – GOV.UK (www.gov.uk)

The minimum length of a speed limit should generally be not less than 600 metres to avoid too many changes of speed limit along the route. In exceptional circumstances this can be reduced to 400 metres for lower speed limits, or even 300 metres on roads with a purely local access function, or where a variable 20mph limit is introduced, for example outside a school. Any lengths shorter are not safe or policy compliant. The distance from Brishing Lane to Gandys Lane measures 220 metres and falls well short of the minimum length required. The road environment beyond that point does not lend itself to a 20mph speed limit as there are no residential properties or frontage accesses. This means that even if measured speeds were sufficiently low a 20mph speed limit could not be installed at this location.

Therefore, Kent County Council will not support a 20mph speed limit on the eastern section of Green Lane.

Following discussion, Cllr Ellis proposed that the Parish Council do not pursue a speed limit reduction to 20mph at the east end of Green Lane. Seconded by Cllr Roome and agreed by all members. Clerk to inform resident of the decision.

CLERK

17.2 Rifgins Trust – appointment of new trustee : The clerk noted that the Rifgins Trust had requested permission to appoint Mrs Karen Filmer as a new trustee. Cllr Wilde proposed that Karen Filmer be appointed, seconded by Cllr Edmans and agreed by all members. Clerk to inform Rifgins Trust secretary.

CLERK

17.3 Parish litter signs – decide whether signs should remain :

Cllr Roome had sent an e-mail to members in advance of the meeting, expressing his thoughts on signage across the parish. He acknowledged the scale of the litter problem and suggested that anything that could be done to reduce it should be considered. He expressed concern however about the number of signs, their location, design, permanence and lack of means to measure their effectiveness and added that the Parish Council could consider categorising signs as follows :

- Essential / non-negotiable
- Useful to the public
- Educational / intended to positively influence behaviour

Cllr Roome suggested that signs in the latter category should be avoided but the Parish Council could attempt to educate and influence through other means.

Cllr Edmans had been on the original litter sign sub-group and noted that the intent had been good but there were too many signs and the text was too small for motorists. Members agreed with these sentiments. Cllr Jessel advised that the signs had been designed to be in place for 3 to 5 years and the Parish Council had been guided by MBC on design and numbers. She added that the signs had now

been in place for around 3 years. Following further discussion it was agreed that the clerk should contact MBC with a request for all the litter signs to be removed as soon as possible.

CLERK

Cllr Jessel advised that she would contact John Edwards for his feedback on the signs' effectiveness.

CLLR JESSEL

Cllr Ellis asked Cllr Roome to produce a report on sign categorisation and management for the next Parish Council meeting. Cllr Roome agreed to this.

CLLR ROOME

18. Update / discussion items :

18.1 Queen's Platinum Jubilee :

Following discussion, Cllr Humphries proposed that the Parish Council purchase a tree and bench to commemorate the Jubilee. Seconded by Cllr Edmans and agreed by all members.

CLLR HUMPHRYES

Cllr Ellis proposed that the Parish Council look sympathetically at requests for support from residents to organise street parties. Following discussion it was felt that residents would be able to organise their own events and the proposal was not seconded.

Cllr Edmans left the meeting at this point.

18.2 Furfield Park open space – anti-social behaviour : Cllr Stevens explained that off road motorbikes were a continued nuisance. Cllr Humphries agreed to meet Cllr Stevens on site and it was agreed that up to £400 (from the grant to BMAT) could be spent on alleviating the problem, eg purchase and placement of large logs at access points.

CLLR HUMPHRYES / CLLR STEVENS

19. Health & Safety Issues:

Nothing to discuss.

20. Deferred Items Schedule:

20.1 Furfield Quarry : It was noted that BMAT had not received any response to queries raised in relation to the latest Merebrook report. BMAT's secretary had chased this up but the Skinner Trust had advised of a delay due to an imminent change of person acting as custodian trustee.

21. Any other business. (Non decision items only):

None

22. Date of Next Meeting:

The next full Parish Council meeting is due to be held on Tuesday 1st March 2022 at 7pm in the main hall of the village hall.

There being no further business the meeting closed at 9.00pm

MINUTE 18 (Parish Council meeting 11th January 2022)

SCHEDULE OF DEFERRED ITEMS CARRIED FORWARD FROM PARISH COUNCIL MEETINGS:

DATE :	ITEM:	ISSUE / ACTION:	POSITION AS OF PARISH COUNCIL MEETING 11th January 2022
16.1.07	Furfield Quarry	Methane monitoring	BMAT issue. Last meeting between BMAT / MBC and Skinner Trust took place on 8/7/20. Clerk asked MBC if any further Merebrook reports available but none since last meeting. As requested by BMAT trustees, contacted Skinner Trust directly for copies of latest reports (14.9.21). Report dated January 2021 received and forwarded to relevant BMAT trustees. Queries on report submitted to Merebrook November 2021. No response received however Skinner Trust advise of delay due to an imminent change to the person acting as custodian Trustee. (11.1.22)
2.7.19	59 Linton Road	Encroachment	BMAT issue. Review July 2022
3.9.19	11 Harling Close	Encroachment	BMAT issue. Review September 2022
3.9.19	Clerk's salary	Review	Review clerk's salary on an annual basis. Next review due September 2022
3.3.20	Furfield Quarry	Option agreement	BMAT issue. Option expires in September 2024. Review before March 2024
2.3.21	Green Lane	Speed limit	Consider request from resident to pursue a speed limit reduction from 30 to 20mph at the east end of Green Lane. Agreed to defer decision until the Lyewood development is complete, expected to be December 2021. Review January 2022. Following formal advice from KCC, members agreed (at PC meeting on 11/1/22) not to pursue a speed limit reduction at this location.
18.5.21	Piper / Thirkell land	Lease	Lease expires on 6 th January 2116. Review in 2115
14.9.21	Langley Park	Parking on double yellow lines	MBC advise no action can be taken to address parking on double yellow lines until road has been adopted.