

Boughton Monchelsea Parish Council

Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 12th June 2019 at 7.30pm in the parish office within Boughton Monchelsea village hall

Present: Cllrs A. Humphryes (meeting Chair)
R. Martin
A. Whybrow
R. Edmans
Clerk

1. Apologies: Cllrs Smith, Date, Gershon, Redfearn and Brown
2. Notification of late items for the agenda : 19/502737 Land to rear of 70 Church Street
3. Declaration of Interests: Cllr Martin declared an interest in 19/502059. The property is owned by immediate family
4. Applications considered (plans were available at the meeting):

19/501891 22 Church Street, Boughton Monchelsea
Removal of pre-fabricated detached garage and erection of part single, part two storey side extension. Creation of new window and front door with canopy

No comment. Deadline passed

19/502059 59 Haste Hill Road, Boughton Monchelsea
Demolition of existing garage and outbuildings. Erection of a porch to the front, two storey side extension, single storey rear extension and changes to fenestration

No comment / objection

19/502452 Selby Shaw, Heath Road, Boughton Monchelsea
Erection of a conservatory

No objection. The Borough Council should ensure that the materials used do not detract from the adjacent listed buildings

19/502116 Heathcot, Heath Road, Boughton Monchelsea
Erection of a detached garage / workshop

No objection / comment

19/502737 Land to rear of 70 Church Street, Boughton Monchelsea
Submission of Details to Discharge Condition 7 – Construction Method Statement

The Parish Council wish to comment on the application as follows. If MBC are minded to approve without taking the below into account and making the requested changes then we wish the application to be reported to committee for discussion and decision

- A. The access road will be constructed with a temporary type one finish during the construction phase. We appreciate that wheel washing facilities will be provided but would like the road to be hard surfaced up to base course level to minimise dust and transfer of mud on to Church Street

- B. Temporary security gates will be provided at the site entrance. We would like these to be set well back from the road to minimise the visual impact of the site during the construction phase
- C. The method statement states 'on completion neighbours will be surveyed to seek feedback on contractors performance' .Although the statement later notes that all complaints will be recorded and a monitoring procedure put in place we believe that regular communication with residents throughout the construction phase will foster good relations and minimise the number of complaints
- D. Due to the proximity of the primary school and congested nature of Church Street we have significant concerns about the timing of deliveries and would ask that the paragraph at the top of page 3 is amended to read 'Due to the proximity of the primary school, any deliveries to site larger than van size will be between 9.30am and 2pm only. This will minimise disruption to other road users and ensure the safety of pedestrians, particularly school children.'
- E. Site working hours are not mentioned in the method statement. We would like this written in to ensure that no work will be carried out on Saturday afternoons, Sundays and bank holidays, to minimise nuisance and disruption for local residents.
- F. Due to the congested nature of Church Street and the many old, terraced properties with no off street parking we are extremely concerned at the number of parking spaces that are to be provided on site (up to 8). At the height of construction there will be many more people than this working on site and it is vital that they do not park on Church Street. The site is large enough to accommodate as much parking as is required. The statement notes that there are no provisions for operatives and visitors parking along Church Street but this needs to be tightened up to read 'There will be strictly no parking for site personnel and visitors on Church Street. Sufficient parking will be provided within the confines of the site'.
- G. We request that marketing signage is kept to a minimum, to respect the visual amenity of existing residents in our village street.
- H. Condition 7 of planning permission 16/502993 states that the following information should be included. This does not appear to have been addressed in the method statement that has been submitted.
 - 'Construction stages of the development'
 - 'Unloading and loading of construction vehicles'. Although timing of deliveries has been addressed there is no mention of how, for example, construction plant and vehicles will be safely guided in and out of the site

5. Any other Business: None

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

Meeting closed at 8.10pm