

# Boughton Monchelsea Parish Council

## Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 7<sup>th</sup> September 2021 at 7pm in the parish office

Present: Cllrs D. Smith (Chair)  
A. Humphryes  
R. Roome  
D. Redfearn  
L. Date  
R. Martin  
R. Garland  
C. Jessel  
Clerk  
2 residents

1. Apologies: Cllrs Brown and Edmans
2. Notification of late items for the agenda : None
3. Declaration of Interests: Cllr Jessel declared an interest in 21/503547 due to a family member being the project architect
4. Applications considered (plans were available at the meeting):

**21/503547 Land at Loddington Farm, Loddington Lane, Linton  
Erection of a single storey farm shop and cold store building including  
creation of new vehicular accesses, parking and landscaping**

The Parish Council are supportive, in principle, of a farm shop at this location but wish to comment on the application as follows :

- We have severe reservations about the direct vehicle access onto Heath Road and wish to see access and egress from Loddington Lane only. Since the land to the east of the lane is owned by the applicant, this would be an ideal opportunity to widen the bell mouth and improve this junction. Despite the recent introduction of a 30mph limit, Heath Road remains dangerous with regular speeding and overtaking
- Contrary to the application documents, there is an existing hedge on the northern boundary of the site next to Heath Road. This hedge should be retained as far as possible, with removal of a small section only, to facilitate improvements to the Loddington Lane junction
- The existing gate on Loddington Lane could be used as the access point to the shop
- Any signage should be non-illuminated, appropriate and proportional
- The following existing features should be assessed by KCC Highways prior to the application being decided
  - The 'dip' in Heath Road close to the site means drivers travelling east from Linton do not have full visibility of vehicles pulling out of the Loddington Lane junction. We understand that accident history backs this up
  - The bus stop adjacent to the north east corner of the site
- We welcome the inclusion of EV charging points however MBC should seek clarification on the total number of parking spaces proposed

5. Any other Business:  
None

6. Date of Next Meeting: To be confirmed

Meeting closed at 7.30pm