

Boughton Monchelsea Parish Council

Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 22nd May 2018 at 7.00pm in the parish office

Present: Cllrs D.Smith
J. Gershon
R. Edmans
A. Humphries
L. Date

Clerk
1 resident

1. Apologies: Cllrs Brown, Martin and Redfearn
2. Notification of late items for the agenda : None, although the clerk advised that the following applications had been received since the meeting had been arranged, which could be discussed informally but no decision made until the next meeting :
 - 18/502177 1 Boughton Bottom Cottages, Lower Farm Road
 - 18/501338 8 Cock Cottages, Green Lane
3. Declaration of Interests: None
4. Applications considered (plans were available at the meeting):

**18/501945 Boughton Service Station, Heath Road, Boughton Monchelsea
Change of use of redundant petrol station forecourt to car wash and
valet services**

The Parish Council would like to comment on the application as follows :

- We have concerns regarding road safety due to the lack of queueing space for drivers waiting to have their vehicles cleaned
- Point 4.3.6 of the Borough Council's emerging Cock Street conservation area management plan states :
'The very large illuminated signs associated with the petrol station immediately outside the CA boundary (Fig. 3) are very prominent in views into and out of the conservation area from the east, and detrimental to its character and appearance. 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 Borough Council should therefore seek the views of the conservation officer prior to deciding this application
- The emerging conservation area management plan also states :
 - 4.2.1 'The petrol station and its signage still dominate views into and out of the area to the east'
 - 4.3.1 'Negative impact of the petrol station on the setting of the conservation area'
 - 4.3.2 'The following have been identified as key opportunities for enhancement of the area.....reduction in density of road signage'The above points should be taken into account prior to deciding the application

18/501820 Toby Carvery, Langley Park, Sutton Road, Maidstone
Minor material amendment to application 16/506567/REM being variation of condition 1 (approved plans) to vary the ground and first floor plans, elevations, site layout and landscaping plan

No objection / comment

18/502155 11 Lockham Farm Avenue, Boughton Monchelsea
Proposed rear loft conversion, front and rear elevations and partial remodelling to the front elevation

No objection / comment

18/501269 Wierton Hall Farm, East Hall Hill, Boughton Monchelsea
Erection of annex to back gardens (retrospective)

The Parish Council would like to comment on the application as follows :

- We question the purpose of this annex based on previously approved planning applications, as detailed below. All the previous applications, including this one, appear to share the same purpose, ie accommodation for one elderly relative. We hear that one of the previously approved annexes is now allegedly being used as a holiday let.
17/500740 The Cart Lodge, The Nursery, Wierton Hall Farm
16/501423 The Barn, The Nursery, Wierton Hall Farm
15/504178 Barn, The Nursery, Wierton Hall Farm
15/500706 Wierton Hall Farm (detached annex)
13/0210 Yard Cottage, Wierton Hall Farm
13/0105 Wierton Hall Farm (detached annexe)

5. Any other Business : Members informally discussed application ref 18/502177. The property owner was in attendance and answered members' queries. It was noted that this application would be formally considered at the next Parish Council meeting.

6. Date of Next Meeting: Tuesday 5th June 2018

Meeting closed at 7.40pm