

Boughton Monchelsea Parish Council

Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 17th July 2018 at 7.00pm in Boughton Monchelsea village hall

Present: Cllrs D. Smith
A. Humphries
A. Whybrow
Clerk
28 residents

1. Apologies: Cllrs Gershon, Date, Martin, Edmans and Redfearn
2. Notification of late items for the agenda :
18/503534 T Mex House, Bircholt Road, Maidstone
3. Declaration of Interests: None
4. Applications considered (plans were available at the meeting):

**18/502831 River Farm, Chart Hill Road, Staplehurst
Lawful Development Certificate for the existing use of the land and
buildings for the grading, packing, storage and distribution of fruit.**

Cllr Smith set the scene by highlighting the planning history relating to River Farm. He explained that this application is a matter of fact and degree and the applicant will be aiming to prove continuous lawful use of the site over the last 10 years. Residents spoke at length and expressed concern at the significant expansion of operations in the last 3 to 4 years and were prepared to sign affidavits or statutory declarations.

It was noted that the documents were extremely complex and confused and that more time was needed to respond to the application. Members agreed that an extension of time should be requested. Clerk to action with MBC.

CLERK

Post meeting note :

An extension of time was requested however this had not been responded to by the application deadline (20th July) therefore the following response was returned, as agreed by members at the meeting :

1. It is clear from the attached aerial photo from 2008 that the scale and size of the facility was appropriate for a fruit farm and only had the capacity to handle fruit from River Farm and 3 or 4 neighbouring farms. It did not have the capacity to pack, store (refrigerate) and distribute fruit other than on a very local scale and in the immediate vicinity of River Farm itself. The attached aerial photo from 2018 shows a significantly expanded operation
2. The application information was provided at a very late stage by Maidstone Borough Council and so the Parish Council and residents have not been given a proper opportunity to consider, contest and respond to the data
3. River Farm has no planning consent to permit the grading, packing, storage and distribution of vegetables
4. The scale of the operation at River Farm only began after the creation of the new loading bays and hard standings in early 2017

5. The statutory declaration made by Mr Nigel Bardsley has not been signed, dated or witnessed and is therefore not a legally valid document
6. Local residents have direct experience of the activities over the last 10 years and are prepared to sign statutory declarations to suit. The Parish Council is of the same belief as the residents but we do not have the benefit of proximity to the facility to be able to make categorical statements and sign statutory declarations

18/503001 Boxmend Industrial Estate, Cavallino Building, Bircholt Road, Maidstone
Proposed infill extension to existing automotive repair facility

No objection / comment.

16/508513 Lewis Court Cottage, Green Lane, Boughton Monchelsea
Demolition of existing lean to garage and erection of 2 no. detached dwellings with parking and landscaping (APPEAL)

It was agreed that the Parish Council should respond to the Planning Inspectorate by reiterating the original comments made on the application.

18/5503389 Motorline, Bircholt Road, Maidstone
Advertisement consent for 1 x overhead panel flex face (fascia), 1 x Renault totem, 1 x directional sign, 1 x pro + arch, 1 x set of 3 flags, 1 x panel poster display unit, 1 x test drive mast, 1 x ZE mast, 1 x Renault Pro mast and 9 x lighting for display areas

No objection / comment

18/503404 The Yard, Hermitage Lane, Boughton Monchelsea
Amendment to the design and size of the 4 no. cottages approved under planning permission 17/504933 for the demolition of the existing mixed use residential / commercial building and removal of the existing hard surface areas. Erection of 4 no. cottages with amenity space, parking, landscaping and access.

No objection / comment

18/503534 T Mex House, Bircholt Road, Maidstone
Change of use from class B8/B2 to sui generis (car sales). Refurbishment of building including replacement mezzanine floor for customer refreshment area and office accommodation. New façade to front elevation. Workshop building to be demolished and site at front of existing building to be levelled off removing existing ramps to create a levelled platform for parking and car display. Two new canopies across front of building.

No objection / comment

5. Any other Business: None
6. Date of Next Meeting: To be determined according to need.

Meeting closed at 8.10pm.