

## **BOUGHTON MONCHELSEA PARISH COUNCIL**

**Minutes of the extraordinary Parish Council Meeting held on  
19<sup>th</sup> February 2019 in Boughton Monchelsea Village Hall  
pursuant to notice, commencing at 7.00pm**

### **Present:**

Cllrs        S. Munford (Chairman)  
              D. Smith  
              R. Edmans  
              J. Gershon  
              J. Skinner  
              D. Redfearn  
              A. Whybrow  
              A. Humphries  
              I. Ellis  
              N. Wilde  
              H. Stevens  
              L. Date  
              R. Martin

Parish Clerk  
Approximately 150 residents

1.    **Apologies:**  
      Apologies were received from Cllr Brown and Cllr Herrin.
2.    **Filming of meetings : Request for notification of whether any person intends to film, photograph or record any item**  
      No person expressed any intention of filming, photographing or recording any item.
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 excluded items.
5.    **Declarations of Interest in Items on the Agenda / Declaration of Changes to the Register of Interests / Requests for Dispensations :**  
      None
6.    **Items for Discussion:**  
      **Update on planning and development / Purpose and success of Boughton Monchelsea Amenity Trust / Road safety initiatives**

Cllr Munford introduced himself as Parish and Borough Councillor and explained that the meeting had been set up in response to residents' concerns regarding

development in Boughton Monchelsea. He then handed over to Cllr Smith who explained the order of the meeting as follows :

- a. Introduction to Planning Policy
- b. Housing Numbers
- c. Boughton Monchelsea Amenity Trust
- d. Colvin & Moggridge Landscape Assessment, Masterplan and Management Plan
- e. Neighbourhood Plan status
- f. Current sites under development
- g. Road safety initiatives
- h. Q & A session

Cllr Munford gave an overview of planning policy, starting with the government's National Planning Policy Framework and policy for 300,000 homes to be built annually. He went on to explain that Maidstone Borough Council's (MBC) Local Plan had been adopted in 2017, covering the period from 2011 to 2031. This Plan includes housing, employment, gypsy and traveller and care home sites and details the hierarchy of development in urban areas, 'rural service centres' and 'larger villages'. A call for sites had gone out in 2014 and MBC had decided which were going to be allocated. Sites in Boughton Monchelsea that had gone into the Local Plan were as follows :

- Land at junction Heath Road and Church Street
- Lyewood Farm
- Boughton Mount (allocated for 25 houses)
- Police HQ (allocated for 90 houses)

Cllr Munford noted that all housing allocation yield figures in the Local Plan are indicative and that any area outside the build boundary is deemed 'countryside' and would be assessed under MBC's countryside policies.

Cllr Munford stated that for the 17,600 new homes in the borough, MBC have to show a delivery rate of 1,200 / year or face the penalty of 'planning by appeal'. He added that statutory consultees in the planning process include KCC highways and education and MBC would only go against their advice in unique circumstances. He explained the process of mitigation, for example developers paying contributions towards highway improvement works at Linton crossroads.

Cllr Munford stated that MBC's Local Plan would be reviewed in 2022. Latest Government policy that will have to be taken into account during the review requires the difference between average house price and average wage to be considered when calculating housing targets. This will result in an additional 7,000 new homes to be built in the borough of Maidstone. MBC will look at the town centre, urban edge, rural service centres, larger villages and also new garden communities as suitable sites. Cllr Munford explained that MBC would review the existing larger villages for their suitability to take further development. He added that 7,000 homes in one lump (ie a single garden community) would not produce houses for 8 to 10 years when Maidstone have to satisfy the build requirement for 1,200 homes per year. MBC's Local Plan review will also include further gypsy and traveller and employment sites.

A break was taken for residents to ask questions and these are summarised below :

**Q.** Was the Church Street nut platt site an allocated site?

**A.** This site is approved for C2 extra care housing, not residential. It is understood that the site is currently up for sale for £2M

**Q.** Are we expected to include Maidstone's housing needs or London's housing needs?

**A.** MBC assess and consider migration in and out of Maidstone. A proportion of social housing stock is being lost to London housing associations however

**Q.** What is being done about roads?

**A.** MBC are not responsible for roads in the borough. KCC are consulted and comment on all planning applications. MBC are currently taking KCC to judicial review in an effort to execute the necessary mitigation works. KCC are currently holding money for this, paid by developers.

**Q.** Did you invite representatives from KCC to attend this meeting?

**A.** No, MBC's judicial review process is the appropriate forum for this

**Q.** What about doctors surgeries?

**A.** Developers give a certain amount of money per house for medical facilities. This money will be used for the new doctors' surgery in Coxheath, near Linton crossroads. The Parish Council are working on ways to get residents from Boughton Monchelsea to the new surgery

**Q.** Where is the amenity space on the Fernham Homes site?

**A.** The Church Street / Heath Road corner will be given over to Boughton Monchelsea Amenity Trust as green open space

**Q.** How many of the additional 7,000 homes will come to Boughton Monchelsea?

**A.** The new call for sites will go out, developers will put their sites forward, MBC will assess each for their suitability and the Local Plan review will be adopted in 2022. Residents should make their views known to MBC during the consultation stage.

**Q.** Will Campfield Farm be developed?

**A.** Like any other site within Boughton Monchelsea, the owner (Firmin) may put this land forward for development during MBC's call for sites stage

Cllr Smith took over the meeting at this point and explained that Boughton Monchelsea Amenity Trust was set up over 30 years ago. The purpose of the trust is to preserve, protect and improve the rural environment for the benefit of the inhabitants of Boughton Monchelsea and neighbouring communities. The trust now own a substantial amount of land in and around the parish.

The Parish Council commissioned landscape architects, Colvin & Moggridge to carry out a landscape assessment of the parish. Cllr Smith added that Boughton Monchelsea's Neighbourhood Plan was now at an advanced stage and was available to view on the Parish Council's website. He urged residents to take part in

further consultation and vote for the plan at the final referendum stage. Once adopted, the Neighbourhood Plan will become a material consideration. At present the Parish Council are merely a consultee in the planning process.

Cllr Smith explained that there will shortly be a regulation 14 consultation on the Neighbourhood Plan. This will be followed by a 6 week regulation 16 consultation by MBC after which the Plan will be considered by an independent examiner. This will be followed by a public referendum where 51% of those who vote must vote in favour for the plan to be formally adopted.

Cllr Smith spoke regarding the Community Infrastructure Levy. All developers have to pay £X / sq m for new development. With an adopted Neighbourhood Plan the Parish Council would get 25% of this levy as opposed to 15% without a plan. He again urged residents to comment on and support the Neighbourhood Plan.

A break was taken for residents to ask further questions and these are summarised below :

**Q.** A resident stated that it had been a waste of time attending the meeting.

**A.** Cllr Smith reiterated the importance of voting for the Neighbourhood Plan and noted the good work BMAT had done over the years in preserving the rural environment.

**Q.** Is compulsory purchase possible on BMAT owned land?

**A.** This is extremely unlikely as compulsory purchase is used as a last resort, for example for construction of a major junction improvement or new trunk road.

**Q.** Will the hedge on Green Lane be protected?

**A.** One of the Parish Council's actions from the landscape assessment is for hedges around the parish to be repaired. Crest will construct a new path behind the hedge from the Gandys Lane junction to the existing path further along Green Lane.

**Q.** What is happening about the Wards owned land next to New Line Learning?

**A.** The Parish Council have no information on this however a planning application on this site was refused some time ago. It is possible the land may be put forward again in the new call for sites.

**Q.** How do you decide which applications to object to and which to support?

**A.** The Parish Council's planning committee meets on a regular basis. 9 Councillors are members of the planning committee and carefully consider each application. Planning meetings are advertised in advance and are always open to the public

Cllr Edmans took over at this point and gave a presentation on the Parish Council's proposals for highway improvement works. A summary of this is as follows :

- No objections to the 20mph zone Traffic Regulation Order were received and the Order will be sealed at the end of February. We are now working with a design consultant and hope that the 20mph limit can be implemented later this year. Some subtle traffic calming may be introduced, eg rumble strips

- KCC have agreed to fund a speed limit reduction on Church Hill, to 30mph. This will be from the junction with Heath Road down to the vicarage
- We continue to lobby KCC for a speed limit reduction to 30mph on Heath Road. County Councillor, Eric Hotson, remains supportive and has agreed to part fund further traffic speed surveys once the new puffin crossing is in place. Further ideas being discussed include a mobile speed indicator device
- We are in discussions with Crest Nicholson regarding a possible extension of the 20mph zone further along Green Lane, to the junction with Gandys Lane
- KCC have advised that, due to the lack of significant crash history, they have no intention of carrying out any improvement works to the Cock Inn junction. This remains on the Parish Council's agenda however
- The Parish Council has obtained approval for a new Speedwatch site on Heath Road, close to the primary school. More volunteers are required to carry out regular speed checks.

Further questions were taken at this point and are summarised below :

Q. Who is going to police the new 20mph zone?

A. Evidence suggests that the introduction of a 20 zone does lower traffic speeds to some extent. The limit will be self-enforcing

Q. What is being done about construction vehicles that are still using Church Street and Gandys Lane to access the Lyewood Farm site?

A. We have continued to report problems to Crest who have agreed to erect improved signage

Following the strength of feeling displayed at the meeting, Cllr Munford suggested that the Parish Council write to County Councillor, Eric Hotson, expressing dissatisfaction with the huge increase in development in the borough resulting in Maidstone becoming grid locked with traffic and asking what action is being taken by KCC to mitigate this. Councillors and residents were in agreement with this and it was agreed that the letter should be copied to MBC and any replies posted on the e-mail circle and website.

**CLERK**

**7. Any other Business :**

None

**8. Date of Next Meeting:**

Scheduled for Tuesday 5<sup>th</sup> March 2019 at 7.00 pm, Main Hall of Village Hall