

Boughton Monchelsea Parish Council

Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 26th September 2017 at 7.30pm in the parish office

Present: Cllrs J. Gershon (Meeting Chair)
S. Evans
L. Date
B. Brown
R. Edmans
D. Redfearn
Clerk

1. Apologies: Cllrs Smith and Martin
2. Notification of late items for the agenda : None
3. Declaration of Interests: None
4. Applications considered (plans were available at the meeting):

17/504524 Land at Langley Park, Sutton Road, Maidstone
Approval of Reserved Matters for the erection of 172 dwellings, access roads and paths, hard and soft landscaping, allotments and public open space pursuant to condition 1 of planning permission 14/505445/FULL (original outline permission 13/1149). (Appearance, landscaping, layout and scale being sought).

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

- a. The Borough Council should investigate the potential impact of noise and odours from the adjacent MBC depot, as detailed in the response made by MBC's Ian Packer :
'Please take note that Maidstone Borough Council has its operational depot near to this proposed site. The depot is in operational use 24 hours a day and takes regular HGV deliveries. The depot also runs a waste transfer station at the North of the site which comprises the sorting and storage of hazardous and non-hazardous waste. This may occasionally produce odours.'
 - b. We fully concur with the observations made by Cllr Tony Harwood in his e-mail correspondence of 13/9/17 to Tim Chapman, James Bailey and Rob Jarman. The contents of this e-mail should be fully considered prior to deciding the application. In particular, we are concerned that the landscaping scheme within the development is out of keeping with the application site's rural-edge location.
 - c. We are concerned at the vast scale of surface water run off that will result from this development and the potential for exacerbation of flooding problems downstream of Shaw Stream. This needs to be fully investigated and we expect the Borough Council to ensure that KCC fully assess the potential for flooding and respond in detail to this element of the application.
5. Any other Business: None
 6. Date of Next Meeting: To be determined according to need.

Meeting closed at 8.10pm.