

Boughton Monchelsea Parish Council

Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 23rd September 2018 at 7.00pm in the parish office

Present: Cllrs J. Gershon (meeting chair)
L. Date
D. Redfearn
B. Brown
A. Humphries
A. Whybrow
Clerk

1. Apologies: Cllrs Smith, Edmans 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):

**18/505066 Gravitts Farm, Peens Lane, Boughton Monchelsea
& Erection of single storey rear extension. Conversion of garage with
18/505098 internal alterations to ground floor and stairs. Including listed building
application**

The Parish Council would like to see the application approved as the proposal appears to represent a considerable improvement to the overall composition of the building, removing low grade 60's and 70's additions, with plans for high quality materials and workmanship. We wish to comment further as follows :

- The conservation officer should ensure that the proposal does not harm the significance and style of the existing listed building
- MBC should ensure that there is adequate alternative parking on the site

**18/504969 Amber Green Cottage, Back Lane, Boughton Monchelsea
Removal of conservatory to provide a flat roof single storey rear
extension**

No objection / comment

**18/505205 Boughton Service Station, Heath Road, Boughton Monchelsea
Change of use of redundant petrol station forecourt to car wash and
valet services (resubmission of 18/501945)**

The Parish Council wish to see the application refused and request that it is taken to MBC planning committee for decision. The grounds for objection are as follows :

- We have concerns regarding road safety due to the lack of queueing space for drivers waiting to have their vehicles cleaned. The documents state that 10 spaces will be provided however only 6 spaces (for wait / wash / valet) are marked as such on the drawings. Other unmarked spaces appear to be located outside the change of use site marked in red. As a Parish Council we are very aware of the increased quantity and speed of traffic on Heath Road and the accidents that have occurred, most recently the serious RTC at the zebra crossing next to the primary school, where a child sustained a fractured skull after being hit by a car. Boughton Service Station is located in close proximity to the hazardous Heath Road / Brishing Lane / Green Lane junction.

- In light of the above, the Parish Council is also concerned about the additional risk of water being transferred onto this busy B road, adding an additional problem for passing traffic, particularly during the winter months.
- We feel that the proposal would intensify the use of the site to an unacceptable degree
- Proposed access and egress to the site appears to be inconsistent with the existing business operations (garage / car sales / shop). Cars waiting to be washed and in the process of being cleaned would be blocking access to the site for vehicles trying to access other businesses on the site. Without a pedestrian space at this site this would add hazards for other road users.
- The blue 'other ownership' line on the drawings is not clear and it is therefore not possible to establish the extent of this from the information that has been provided
- 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 the 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 on 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

**18/505118 Yard Cottage, Wierton Hall Farm, East Hall Hill, Boughton Monchelsea
Erection of a single storey extension to the existing annexe**

The Parish Council wish to comment on the application as follows :

- Use of the annexe should remain ancillary to that of the main building. It is noted that there is no vehicular access to this annexe
- External building materials used should be sympathetic to the existing surrounding buildings
- MBC should ensure that this application does not represent 'stealth' development

**18/505178 30 Church Street, Boughton Monchelsea
Demolition of existing side and rear extension and erection of a two storey side and single storey rear extension**

No objection. We note that this is a very large extension on a small house on a reasonable size plot but believe it would be in keeping with the properties surrounding it.

5. Any other Business: Cllr Gershon spoke regarding Wierton Place and stated that planning permission has now been granted for the four new houses behind the renovated greenhouse. He added that a historical survey of the house and grounds has now been submitted but felt this was of a poor quality.
6. Date of Next Meeting: To be determined according to need.

Meeting closed at 8.00pm