

BOUGHTON MONCHELSEA PARISH COUNCIL

Minutes of the remote Parish Council Meeting held on 2nd March 2021 via Zoom, pursuant to notice, commencing at 7.00pm

Present:

Cllrs S. Munford (Chairman)
R. Edmans
L. Date
A. Humphryes
D. Smith
A. Whybrow
D. Redfearn
J. Gershon
I. Ellis
C. Jessel
R. Martin
B. Brown

Parish Clerk

KCC - Cllr Eric Hotson (part of meeting)

KCC – Tony Harwood (part of meeting)

MBC - Cllr Lottie Parfitt-Reid

4 residents (part of meeting)

1. **Apologies:** Apologies were received from Cllrs Skinner and Stevens
2. **Filming of meetings : Request for notification of whether any person intends to film, photograph or record any item**
None
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. **Reports from PCSO / KCC Community Warden / KCC Councillors**
PCSO Pete Gardner was not present at the meeting. The clerk had compiled the crime report using information from the e-watch.co website. During January and February there were 3 crimes in south ward (panel of glass in defib kiosk smashed / damage to recreation ground fencing / attempted residential break-in) and 5 crimes in north ward (mini digger set on fire / motorbike theft / smashed windows to business premises / theft of catalytic convertor / residential break-in)

The PCSO had also reported as follows :

- Police patrols are aware of nuisance bikes in the area and residents should continue to call in when seen

- A dedicated ASB vehicle patrols all areas and responds to incidents
- Surgeries cancelled until lockdown restrictions ease

KCC Warden, Liz Lovatt was not present at the meeting but had provided a written report which is summarised below :

- Work continues with vulnerable people – arranging social services referrals, helping sort out benefits, providing food parcels and raising safeguarding concerns
- Following a large fly tip in Butt Green Lane evidence was given to the MBC environmental enforcement team
- Dog thefts are rising across the country. This is a national trend but suspicious activity has been noted in Parkwood. Residents should ensure their dogs are microchipped and that owner details are up to date. Dog walkers should be vigilant and report any suspicious activity to the Police. Residents are advised not to tie up their dogs outside shops nor to leave them alone in cars
- There has been an increase in land rover thefts

Cllr Hotson reported on COVID cases in the county and KCC's recently approved budget for 2021/22. He also spoke regarding a letter from a Marlpit resident expressing concern at the speed of traffic on Heath Road and dangers for pedestrians. The resident had made a request for traffic calming and a speed limit reduction to 30mph. Cllr Hotson stated that he would arrange a site meeting with a highways officer and the resident once COVID restrictions ease.

6. Open Quarter :

A resident expressed concern at the speed of traffic in The Quarries. It was noted that 20mph speed limit signs had recently been erected at either end of the road. The resident felt that a repeater sign was required close to number 93, as he stated that vehicles regularly speed round the bend as they near the junction with Cliff Hill. It was agreed that the clerk should make a request to KCC for a repeater sign at this location.

CLERK

It was agreed to bring forward the following items on the agenda :

12.3 Letter from resident : Flood risk in The Quarries

16.1 Parkwood Farm reservoir update

12.1 Letter from resident : Proposal for 20mph speed limit at east end of Green Lane

12.3 & 16.1

12.3 Resident : Flood risk in The Quarries

16.1 Parkwood Farm reservoir - update

Cllr Munford introduced the items by noting that the Parish Council is not responsible for reducing flooding in the parish however continues to take the issue seriously and has spent around £140,000 over the last 10 years addressing the risk of flooding in The Quarries. Cllr Munford then gave a presentation on the flooding events that took place in 2013/14 to give members an awareness of the magnitude of the problem.

Cllr Edmans had produced a reservoir update report which was circulated to members in advance of the meeting. The following actions had been agreed by members at the Parish Council meeting on 3rd November 2020 :

- Reduce maximum reservoir capacity to below 25,000m³ by cutting slots in the service overflow and returning capacity to pre-2012 levels
- Black & Veatch (now Binnies UK) to be appointed to design, oversee and execute the works as well as complete required documentation / certification to remove reservoir from the Reservoirs Act
- Investigate opportunities to clear channels and sinkholes of debris between the reservoir and The Quarries to enable improved management of the water flow
- Engage KCC Highways to ensure an annual deep clean of The Quarries soakaway
- Consider upstream controls

Cllr Edmans reported that the PC would now be :

- Engaging with the farmer at Parkwood Farm
- Looking at clearing channels
- Looking at enlarging swallow holes
- Looking at upstream issues including the SUDs at Langley Park. This is now in the hands of MBC / KCC enforcement who visited the site on 1st March
- Looking at natural solutions such as ditches, ponds and leaky dams

He stated that although it was not possible to completely remove flood risks, the sub-group would continue their work to mitigate it through a suite of options (ensuring advice and training where required).

Cllr Munford introduced KCC's Tony Harwood. Mr Harwood explained that Sustainable Urban Drainage systems (SUD's) are designed to ensure no more run off takes place than if there were no development on a site. It was noted that Cllr Ellis sits on the Langley Park delivery group and suggestions can be put to the developer via this route.

Mr Harwood stated that tree planting is a natural solution and there may be an opportunity to get areas of wet woodland in around Stream Shaw. He explained that the Environment Agency are responsible for main rivers but Stream Shaw is not a main river therefore land owners have more of an input.

Mr Harwood noted that KCC have a responsibility to do what they can in a flood situation, eg tanker away water but do not have ultimate responsibility. KCC can apply for resources however, with appropriate evidence.

A resident expressed concern at how emergency services would access The Quarries in the event of flooding. He noted his appreciation of Cllr Munford's presentation but felt that the Parish Council's response to date had been 'fire fighting'. He added that he was pleased a longer term solution was being progressed and asked for residents in The Quarries to be kept informed.

Cllr Munford responded to the resident by noting that a lot of money and effort had gone into the reservoir which had been intended to be a long term solution at the time. He added that if properties in The Quarries were at risk of flooding then MBC would look out for vulnerable residents and temporarily re-home them if necessary.

Another resident expressed his thanks to the Parish Council for its actions and noted that he had monitored the changes over the years. He suggested there was a need for management of valves and storage points along the full length of the stream. He added that the reservoir was at a high level even before the recent rain. Cllr Munford noted that there had been a hole in the bank of the stream which had filled up the flood plain but advised that this would soon be closed up. Cllr Munford asked Cllr Edmans to keep engaging with residents.

Cllr Munford thanked Tony Harwood for attending the meeting and for assisting with previous flood events. Mr Harwood stated that his team will continue to attend in an emergency situation. He added that a whole stream solution is required and highlighted again how a good evidence record will be useful and allow bidding for future resources.

Mr Harwood and two residents left the meeting at this point (8.05pm).

12.1 Letter from resident : Proposal for 20mph speed limit at east end of Green Lane

A letter had been received from a resident, requesting a 20mph speed limit for the east end of Green Lane, between the Gandys Lane and Brishing Lane junctions.

Following e-mail correspondence, a conference call had been held where the resident had been asked to submit their request in writing so it could be fully considered by members at the meeting.

The resident's concerns and comments are summarised below :

- Heath Road / Green Lane / Brishing Lane junction dangerous with limited visibility and a difficult turn from Heath Road for HGV's
- Damage to grass verges at the junction and along Green Lane
- Heath Road and Brishing Lane are sometimes blocked by HGVs trying to turn in or out of Green Lane
- Increased traffic on Green Lane due to additional housing
- Increased school traffic
- Queues of vehicles in Green Lane, waiting to access Brishing Lane
- Blind bend in Green Lane
- Green Lane is a residential area, with pedestrians, cyclists, horse riders etc. A 20mph limit would reduce the risk of accidents involving pedestrians and cyclists and would promote a greater feeling of safety

Further to receiving the resident's letter, advice had been sought from KCC on the possibility of a speed limit reduction at this location. KCC's response is summarised below :

- Officers feel that a 30mph speed limit on this stretch of road is appropriate

- No recorded personal injury crashes in the last 3 years
- Volume of HGV traffic has increased but this is temporary whilst the Lyewood development is under construction

The following background information on the village 20mph zone that has recently been implemented was noted :

- 20mph zones should be self-enforcing. Mean traffic speeds (proven by speed surveys) must be 28mph or less. This criteria has recently changed and was 24mph at the time the village 20 zone was installed
- Physical traffic calming would have been required if mean speeds were above 24mph. Physical calming also requires the presence or addition of street lighting. This would have been beyond the financial means of the Parish Council. Mean speeds all came in below 24mph
- Lengthy public consultation was carried out. The Parish Council first brought up the idea of a 20mph scheme in November 2017 and consultation with residents followed over the next 7 months. There were no requests made during this period for the 20 zone to be extended further along Green Lane
- Until recently the speed limit along most of Green Lane was 40mph. As part of Crest Nicholson's works, the speed limit was reduced to 30mph from the entrance to the Lyewood development to the Brishing Lane junction. Crest had initially planned for the limit to extend only to the Old Tree Lane junction but the Parish Council successfully lobbied for it to be extended to Brishing Lane
- The 20mph scheme was fully funded by the Parish Council. The work was carried out in conjunction with a speed limit reduction from 40 to 30mph on Heath Road. This was also largely funded by the Parish Council, with contributions from Cllr Eric Hotson and Fernham Homes.
- A lengthy lead in period for any new speed limit reduction must be expected due to limited KCC design resources, speed surveys and TRO application and approval

Cllr Humphryes queried whether this speed limit reduction could be carried out at the same time as any improvement work to the Cock Inn junction.

Cllr Edmans asked whether Crest Nicholson would fund a further speed limit reduction. It was noted that Crest had funded the recent reduction from 40 to 30mph along Green Lane.

Following lengthy discussion between members and consideration of KCC's advice, Cllr Munford proposed that the Parish Council do not pursue a speed limit reduction from 30 to 20mph for the east end of Green Lane. The proposal was seconded by Cllr Ellis. Cllr Date amended this and proposed that any decision on whether to pursue a speed limit reduction be deferred until the Lyewood development is complete. Cllr Gershon supported a delay and stated this would give time for the new 30mph limit to 'bed in'. Cllr Date's amended proposal was seconded by Cllr Jessel and a vote was taken with 10 for, 2 against and 1 abstention. It was noted that the Lyewood development was due for completion at the end of 2021 therefore

the issue should be added to the deferred items schedule, for discussion at the Parish Council meeting in January 2022. **CLERK**

It was noted that KCC had produced a draft plan for the Cock Inn junction showing new road markings giving priority to traffic on Green Lane rather than Brishing Lane. The plan also showed a rounding off of the kerbline on the west side of the Heath Road / Brishing Lane junction. Initial thoughts were that this was not a satisfactory solution and could potentially make the junction more dangerous. The clerk and Cllr Munford would continue liaising with KCC for a suitable design solution to improve the safety of the junction. **CLERK / CLLR MUNFORD**

7. Declarations of Interest in Items on the Agenda / Declaration of Changes to the Register of Interests / Requests for Dispensations :

As BMAT trustees, all members present were given dispensation to discuss and vote on any items relating to Boughton Monchelsea Amenity Trust.

8. Matters outstanding from minutes (12th January 2021) not included in agenda:

Landslip to rear of 58 The Quarries : Cllr Smith advised that he had not received any further response from Crest Nicholson but would continue chasing.

CLLR SMITH

Village sign on the green : Cllr Humphries advised that he had repainted the steelwork. The new double sided sign would be made from 20mm thick UPVC.

Sub-groups : Cllr Edmans advised that the playgroup sub-group had not yet met but would do so in the next week to close out the issue discussed at the last meeting. **CLLR EDMANS**

Bird feeders on the green : Cllr Redfearn advised that he had informed the primary school they could put bird feeders up in the trees on the green, if they wish.

9. Minutes of the meeting held on 12th January 2021. Agreement of and signature by Chairman of the Parish Council :

The minutes of the Parish Council meeting held on 12th January were agreed as correct with the following amendment. Proposed by Cllr Edmans, seconded by Cllr Smith and agreed by all members.

Item 14.3 Cllr Gershon advised that the village hall committee were looking into the provision of EV charging points in the village hall car park.

10. Clerk's report

The contents of the clerk's report were noted. The clerk provided an update as follows :

- KCC snagging work to the 20mph zone signage now appears to be complete. A 30mph sign on Heath Road has been wrongly positioned. KCC are aware and will be moving it
- Complaint made to Clarendon Homes regarding delivery vehicles stacking on Church Street and a lorry reversing into site with no banksman. Clarendon's director has asked to be informed directly should any further problems arise

11. Finance

Payments since last meeting (incl VAT) :

| | | |
|---------------------------|--|----------|
| Nat West | Monthly Bankline fee | 23.60 |
| Computerman | New Parish Council laptop (50% payment) | 558.00 |
| Computerman | Microsoft 365 Apps for business (monthly fee) | 9.48 |
| CLF Fencing | Tree surgery work to rear of Joywood (BMAT cost) | 1,800.00 |
| CLF Fencing | Installation of finger post sign at Bottlescrew Hill | 225.00 |
| Salvation Army | Donation | 350.00 |
| A. Humphryes | Materials for new village sign | 1123.01 |
| D. Mistry | Neighbourhood Plan graphics | 297.50 |
| Admin support | Admin support - January | 65.00 |
| Parish Clerk | Clerk's salary – January (SO) | 1,050.26 |
| Parish Clerk | Clerk's salary – January (BACS) | 97.23 |
| Parish Clerk | Clerk's expenses – January | 108.18 |
| HMRC | Employer / Employee tax & NI - January | 163.71 |
| Nat West | Monthly Bankline fee | 28.55 |
| Mole Ember Ltd | NHP consultants fees | 6,660.00 |
| Coakley Contract Services | Dog bin emptying - January | 130.00 |
| Wealden Oak Ltd | Oak for Salts Wood entrance arch (BMAT cost) | 511.20 |
| R. Pember | Sleeper benches for Salts Wood (BMAT cost) | 500.00 |
| Computerman | Microsoft 365 Apps for business (monthly fee) | 9.48 |
| J. Gershon | Parish hut keys and canes for Firmins Field | 38.97 |

Receipts:

| | | |
|-------------------|--|-----------|
| Joywood residents | Payment for tree surgery work in BMAT owned Pested Bars landscaping strip (3 x £500) | 1,500.00 |
| Book purchaser | Upon the Quarry Hills book sale + P&P to Canada | 24.85 |
| Crest Nicholson | Contribution towards village hall refurbishment | 50,000.00 |

Balances as at 23rd February 2021 :

| | |
|-------------------------------|-------------------|
| Current Account | 112,106.83 |
| Business Reserve | 426.40 |
| National Savings | 307.95 |
| Total Financial Assets | 112,841.18 |

Note : Bold / asterisked items indicate payments made prior to authorisation by the Council but certified as to correctness and urgency by the Chairman and Clerk.

- 11.1 Finance report - Agreement of payments made and income received since last meeting : The above financial statement was accepted. Proposed by Cllr Ellis, seconded by Cllr Smith and agreed by all members.

Cllr Munford thanked Cllr Smith for his work in producing draft plans for the proposed village hall refurbishment in order to obtain the £50,000 contribution from Crest Nicholson. He added that since the finance report had been produced, a sum of £26,729.76 had been received from Countryside Properties towards planned work to Parkwood Farm reservoir.

- 11.2 Budget monitoring report : The budget monitoring report to 23/2/21 was included in the agenda papers. Cllr Redfearn proposed that the budget monitoring report be agreed. Seconded by Cllr Humphryes and agreed by all members.

Cllr Gershon queried spending on stationery / printing. The clerk advised that rather than purchase a smaller printer, the existing printer had been serviced and a full set of hp printer cartridges purchased. These were expensive but compatible cartridges had been used in the past which caused damage to a previous printer. Cllr Jessel queried whether the Parish Council should be printing at all. Cllr Smith felt that a certain amount was necessary for the smooth running and administration of the Parish Council.

Cllr Gershon noted that a considerable amount had been spent on legal fees due to the works involved in the village hall charity merger and the formation of the new BMAT charity.

- 11.3 Scribe accounts software : Information on Scribe had been distributed to members in advance of the meeting. The clerk advised that the package was specifically set up for parish and town councils and allowed reports to be produced much more easily. It was noted that the initial set up fee would be £197 with an annual subscription of £468. The clerk advised that the admin support costs would end in September so this would offset the cost of the accounts package.

Cllr Munford proposed that the Parish Council proceed with a subscription to Scribe. Seconded by Cllr Ellis and agreed by all members. **CLERK**

12. **Correspondence:**

- 12.1 Resident – Proposal for 20mph speed limit at east end of Green Lane :
Covered above

- 12.2 Resident – Verge damage in Green Lane :

A letter had been received from a resident regarding damage to the verges in Green Lane, allegedly caused by construction vehicles to and from the Lyewood site. The clerk advised that she had been in touch with Crest with a request for the verges to be raked and seeded in the Spring and again in the Autumn, if required. A response was awaited. The resident had also requested tarmac footpaths and expressed concern at the quality of recent pothole repairs. The letter had also been sent to KCC who would be responsible for responding to these two issues. **CLERK**

12.3 Resident – Flood risk in The Quarries : Covered above.

12.4 MBC – Road name required for development to rear of 70 Church Street :
Cllr Brown proposed that a name be chosen from the remaining list of fallen soldiers, as other recent developments in the parish. This was seconded by Cllr Redfearn. Cllr Date then suggested naming the road after Mr John Phillips who had carried out much voluntary work with older people in the parish and had sadly passed away some time ago. It was noted that there were rules on how long a person had to be deceased before a road could be named after them but the details of this were not known. Cllr Date made an amended proposal that the road be named after John Phillips. This was seconded by Cllr Ellis and a vote was taken, with 6 for, 5 against and 1 abstention. Motion carried however it was agreed that should rules dictate that this name could not be used at present then the road should be named after a fallen soldier. **CLERK**

12.5 KCC – Consultation on Vision Zero – The Road Safety Strategy for Kent 2020-2026
It was agreed that the clerk and Cllr Munford should respond to this consultation on behalf of the Parish Council. The deadline was noted as 15th March.
CLERK / CLLR MUNFORD

13. **Planning Report:**

The following applications had been considered by the Planning and Licensing Committee:

| | | MBC notified : |
|-----------|---|----------------|
| 20/505044 | Honeymellow Springs, The Maltings, Boughton Monchelsea Erection of single storey rear extension DECISION : No objection / comment | 5/1/21 |
| 20/505874 | Boughton Monchelsea Place, Church Hill, Boughton Monchelsea Listed building consent for enlargement of first floor bathroom, including removal of existing internal walls DECISION : No objection / comment | 5/1/21 |
| 20/505882 | Church Farm, Church Hill, Boughton Monchelsea Listed building consent for the erection of a two storey rear extension with internal and external alterations. Demolition of existing two garages DECISION : No objection however MBC should satisfy themselves that the proposal would not harm the character, appearance and significance of this grade II listed building | 5/1/21 |
| 20/506070 | Lawnwood, Heath Road, Boughton Monchelsea Removal of existing pitched roof and conservatory, erection of single storey front and rear extensions and creation of first floor with pitched roof over, including installation of new doors, windows and roof lights (resubmission of 20/503941) | 5/1/21 |

20/505830

DECISION :

No objection however MBC should satisfy themselves that there would be no resulting harm to the private amenity of neighbouring occupiers at Omega and St Denys

Land at The Oast, Old Tree Lane, Boughton Monchelsea
Erection of 1 no. four bedroom dwelling, two bay oak framed car barn with ancillary room above and creation of vehicular access and associated hardstanding

5/1/21

DECISION :

The Parish Council wish to see the application refused for the following planning reasons. If MBC are minded to approve it then the application should be reported to MBC planning committee for decision.

- The proposal would cause damage to the open countryside, contrary to policy SP17 of the MBC Local Plan (2017)
- As a result of its scale, design and layout, the residential dwelling and associated development would create an intensive form of urban development that would substantially diminish the rural character and appearance of the site and the local area and would be contrary to the established local pattern of development. The proposal would be contrary to policies DM1 and DM30 of the MBC Local Plan (2017) and the NPPF
- The proposal would cause damage to the setting of the adjacent heritage asset. The proposal is within the curtilage of the listed barn
- The proposal would be the start of unacceptable ribbon development along Brishing Lane
- Sight lines in and out of Brishing Lane appear to be difficult
- The proposal would create additional traffic on Brishing Lane, including the dangerous Cock Inn junction
- The application address is given as Old Tree Lane. This is misleading as the property fronts on to and is accessed via Brishing Lane
- Due to the volume of traffic using Brishing Lane it is impossible for pedestrians to safely walk along it. This should be taken into account when reviewing any statements made in the application documents regarding accessibility and sustainability. Access to the proposed dwelling would be very difficult without a car
- The quoted walking distances to facilities are inaccurate
- The application documents refer to other larger scale

schemes as not having footways. This statement is inaccurate

- As a result of the proposal, long distance views from the open countryside would be compromised
- We have concerns regarding surface water drainage, especially given the regular flooding that occurs nearby, where the stream crosses Brishing Lane

20/501426

Land rear of Police headquarters, Sutton Road, Maidstone
Outline application with access matters sought for residential development of up to 112 dwellings, including demolition of existing police dwellings in Weald Close. (Matters of appearance, landscaping, layout and scale are reserved for future consideration). **ADDITIONAL INFORMATION ONLY**

26/1/21

DECISION :

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

- If MBC are minded to approve the application then we would ask that conditions are included to cover the provision of :
 - Renewable energy sources
 - EV charging points
 - Exclusively native planting within any landscape plan
 - Provision of swift and bee bricks, bat and bird boxes
 - Wildlife friendly boundaries
- Given the current unprecedented situation we find ourselves in regarding COVID-19 we would seek MBC's assurances that due consideration will be given to space and density standards for this and all future developments in relation to safe and appropriate social distancing in the built environment.
- Specifically in relation to this application we would seek confirmation that due consideration has been given to :
 - Routes and timings for construction traffic and measures to minimise noise and disturbance to existing residents
 - The vehicular gate at the corner of Pested Bars Road should be permanently closed to the public to prevent inappropriate and unsafe use of the network of local country lanes. Cycle and pedestrian access should remain

20/501427

Land to rear of Kent Police training school, off St Saviours Road, Maidstone 26/1/21

Outline planning application for residential development of up to 90 no. dwellings (all matters reserved except access).
REVISED DETAILS ONLY

DECISION :

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

- If MBC are minded to approve the application then we would ask that conditions are included to cover the provision of :
 - Renewable energy sources
 - EV charging points
 - Exclusively native planting within any landscape plan
 - Provision of swift and bee bricks, bat and bird boxes
 - Wildlife friendly boundaries
- Given the current unprecedented situation we find ourselves in regarding COVID-19 we would seek MBC's assurances that due consideration will be given to space and density standards for this and all future developments in relation to safe and appropriate social distancing in the built environment.
- Specifically in relation to this application we would seek confirmation that due consideration has been given to :
 - Routes and timings for construction traffic and measures to minimise noise and disturbance to existing residents
 - The vehicular gate at the corner of Pested Bars Road should be permanently closed to the public to prevent inappropriate and unsafe use of the network of local country lanes. Cycle and pedestrian access should remain

20/506112

Lewis Court Cottage, Green Lane, Boughton Monchelsea 26/1/21
Erection of a detached dwelling with parking and landscaping (resubmission of 20/502940)

DECISION :

The Parish Council wish to see the application refused for the following planning reasons. If MBC are mindful to approve it then the application should be reported to MBC planning committee for decision

- a) The proposed additional dwelling would have a detrimental effect on the setting of the three

adjacent listed buildings and would alter the context within which they have sat for hundreds of years. We believe it is important to recognise that a listed property is the whole demise, not just the building itself and therefore the setting is particularly important in this instance.

- b) We believe that the three existing listed buildings have great group value, reflecting a significant period in Boughton Monchelsea's history. The proposed new contemporary dwelling would be severely detrimental to this grouping of listed buildings, creating a cramped, overdeveloped site when considered alongside the two previously consented dwellings
- c) With reference to planning application 16/508513, MBC's conservation officer expressed concern about the layout of the development and this was in relation to the close relationship between Unit 1 (named Plot 1 in the 2020 application) and the two storey timber clad building adjacent to the western site boundary. This building outside the application site was considered a non-designated heritage asset. The conservation officer was only in agreement with 16/508513 once Unit 1 was removed and the application for 2 new dwellings was subsequently approved on appeal. The conservation officer also noted that the 2 remaining proposed units were located some distance away from other buildings. This information can be found in a committee report to MBC planning members and is publicly available on the MBC website along with the conservation officer's full report on the 3 dwelling application. This report concludes by stating that the proposed development 'would fail to preserve the setting of the listed buildings and also the curtilage structures (both of significance) and so not in accordance with section 66 of the Act. In addition, a level of harm would be caused to the significance of the heritage assets, which amounts to substantial in NPPF terms. The public benefits delivered by the (3 dwelling) scheme are considered to outweigh this level of harm, and as such the proposal fails to accord with the guidance contained within the

NPPF.' We fail to understand this quote as it appears to be contradictory however the conservation officer did ask for the 3 dwelling scheme to be refused.

- d) When planning application 16/508513 was approved on appeal, the Planning Inspector stated that she had carefully considered the matters raised by Boughton Monchelsea Parish Council and others. She acknowledged that some of the comments made related to the third dwelling as shown on the plans which were originally submitted to the Council but that the plans were amended prior to determination to remove this unit therefore these comments had no bearing on her determination of the appeal. These statements should be fully considered by MBC when considering this new application.
- e) Together with the 2 consented properties, a total of 6 parking spaces are proposed, with access via a long, narrow, single carriageway driveway. As such there would be a risk of vehicles backing up on Green Lane during the inevitable conflict of inward and outward traffic on the driveway. Green Lane is narrow with no footpaths on this side of the road and the risk to drivers and pedestrians would be significant. In reality it is likely that each of the 3 dwellings would have more than 2 cars each
- f)The proposal would cause unacceptable overlooking of the private amenity space of the existing adjacent dwellings
- g) Clarification is required regarding the refuse storage and collection arrangements which we believe will present additional safety risks on Green Lane. The road is currently being narrowed at this location as part of the Lyewood Farm development

In summary, this new application represents overdevelopment of the site when considered in conjunction with the two previously consented dwellings. The conservation officer's previous comments must remain relevant as the new unit has exactly the same footprint and is in the same position as the original 3 dwelling application. MBC refused the 2 dwelling application and although this was subsequently won on appeal, a total of 3 new dwellings on this site would be wholly unacceptable for the reasons described above.

| | | |
|-----------|---|---------|
| 20/505967 | <p>28 Lewis Court Drive, Boughton Monchelsea Demolition of gazebo and erection of two storey side extension to create an annexe for assisted living, with front and side canopy</p> <p>DECISION : The Parish Council have no objection to the application but wish to make the following comments.</p> <ul style="list-style-type: none"> • Lewis Court Drive consists of a distinctive pattern of semi-detached properties with regular spaces in between. There is no two-storey infilling between the pairs of houses • Although the size of the proposed extension is large, this particular property is sited on a generously sized end plot. As such, the proposal represents a natural 'full stop' at the end of the street. We therefore have no objection to this proposal but would not support any two storey infills on properties along the length of the street, which would adversely affect the pleasant and distinctive street scene. | 26/1/21 |
| 20/506058 | <p>Honeymellow Barn, Bottlescrew Hill, Boughton Monchelsea Replacement of UPVC windows and doors with bespoke timber windows and doors</p> <p>DECISION : No objection / comment</p> | 26/1/21 |
| 20/506059 | <p>Honeymellow Barn, Bottlescrew Hill, Boughton Monchelsea Listed building consent for replacement of UPVC windows and doors with bespoke timber windows and doors</p> <p>DECISION : No objection / comment</p> | 26/1/21 |
| 20/506005 | <p>F G Barnes, Bircholt Road, Maidstone Advertisement consent for 2 no. internally illuminated MG motor fascia sign and 2 no. internally illuminated MG logo to existing fascia sign</p> <p>DECISION : No objection / comment</p> | 26/1/21 |
| 20/504699 | <p>Fairwinds, River Farm, Chart Hill Road, Staplehurst Change of use from 5 person HMO to 10 person HMO</p> <p>DECISION : The Parish Council wish to see the application refused for the following planning reasons. If MBC are minded to approve the application then we would like it reported to planning committee for decision.</p> <ul style="list-style-type: none"> • We are advised that this property floods repeatedly during the winter months, due to its location next to a flood plain and run off from the hardstanding and roofs at River Farm. There are typically 4 to 5 flood occurrences each year. On each occasion, water | 16/2/21 |

has been pumped out of the property and an adjacent house onto Chart Hill Road, creating a hazard for traffic

- We understand that if a property suffers from flooding then a dry egress must be available. Due to the regular ground floor flooding of Fairwinds this criteria is never met and therefore the property is unsuitable for habitation as things stand
- Fairwinds is not connected to mains drainage and no details have been provided regarding sewage disposal. We are advised that a portaloos has recently been positioned in the garden. This gives further cause for concern regarding the property's ineffective sewerage system
- The curtilage of the house is drawn incorrectly on the site location plan. We are advised that the garden has been reduced in size to provide space for bulk bin storage at the packhouse. The remainder has been turned into a rough parking area, with insufficient space for 10 cars. If this was hard surfaced it would obviously add to the flooding problems
- We assume the proposal is for internal modifications only, otherwise a full planning application for extending the property would be required. The proposed alterations would make the property cramped
- Prior to deciding this application, MBC should seek assurances that the property already has the relevant HMO licence for 5 people and that the conditions of this licence are being fully met
- We are advised that there has been a noticeable increase in noise at the property since 2019 when it was first used to house River Farm workers. The noise is caused by the comings and goings of vehicles and by people gathering and playing music in the garden. If the number of people housed at the property doubles so will the noise disturbance
- We are advised that the occupants of the house have created a hole in the hedge as a short cut to the packhouse, meaning that they come out without any warning on Chart Hill Road, putting both themselves and oncoming motorists at risk of an accident

21/500451

5 Cock Cottages, Green Lane, Boughton Monchelsea
Erection of an outbuilding to form workshop and garden room

16/2/21

DECISION :

No objection / comment

21/500322

Robins Rest, Park Lane, Boughton Monchelsea

16/2/21

Part retrospective application for a material change of use of land to mixed use for a single gypsy site and keeping of a horse, with associated development including stationing of 1 no. mobile home, 2 no. tourers, erection of a utility block, shed, hard standing, septic tank and a stable shelter

DECISION :

The Parish Council wish to see the application refused for the following planning reasons. If MBC are minded to approve the application then we would like it reported to planning committee for decision.

- The proposal represents unacceptable intensification of these sites in the open countryside. The existing sites already compromise the rural environment in which they sit. Any additional intensification would cause further unacceptable damage
- The proposal would harmfully consolidate sporadic and urbanising development in the countryside, causing unacceptable harm to the character and appearance of the area hereabouts. This inappropriate development would therefore be contrary to policies SS1, SP17, DM1 and DM30 of Maidstone Local Plan (2017); the National Planning Policy Framework (2019); and the Maidstone Landscape Character Assessment (2013) and Supplement (2012)
- The Parish Council has agreed to make the following comments on all relevant planning applications and these must be considered just as applicable to gypsy sites as for applications relating to the settled population

If the application was about to be approved then the Parish Council would ask that conditions are included to cover the provision of renewable energy sources, EV charging points, exclusively native planting within any landscape plan, provision of swift and bee bricks, bat and bird boxes and wildlife friendly boundaries

20/501296

The former Mulberry Tree, Hermitage Lane, Boughton Monchelsea

16/2/21

Erection of a detached dwelling and associated parking, access and turning

Appeal no APP/U2235/W/20/3264265 lodged in relation to the above application

DECISION :

The Parish Council would like to see the planning appeal refused for the following reasons :

- The proposal represents over development

and intensification of the site

- The plots of the consented five dwellings are disproportionately small with respect to their private amenity space therefore we believe it would be wholly inappropriate for the remainder of the site to be developed. The space should instead be formally allocated as communal amenity space for the consented dwellings and development rights removed. This should also apply to the site beyond plot 5
- This is unquestionably a rural location, unsustainable in transport terms other than by private vehicle therefore further intensification of the site would be wholly inappropriate
- We feel that the proposed building materials are inappropriate to such a setting in the heart of rural Kent
- The proposal would be contrary to policy SS1 of the Maidstone Borough Local Plan and paragraphs 78 and 79 of the NPPF by introducing a new dwelling into an unsustainable location which is poorly served by basic services and public transport
- The proposal would be contrary to policy SS1 and Policy SP17 of the Maidstone Borough Local Plan and paragraph 170 of the NPPF as it will result in harm to the character and appearance of the rural area by virtue of adding significant built form in this countryside location and because it would be highly visible in the landscape and would lead to increased domestication within the countryside
- The proposed design and materials are poor and contrary to policies DM1 and DM30 of the MBLP and paragraph 83 of the NPPF neither respecting the local vernacular nor indeed the immediate locality and there would be no mitigation of the landscape impact due to the very open nature of the site frontage and local topography.

20/500106

Land to rear of 70 Church Street Boughton Monchelsea
Submission of details to discharge condition 15 (Landscape and Ecological Design and Management Plan) of planning permission 20/503109/FULL (24 Extra care units and clubhouse)

16/2/21

DECISION :

The Parish Council wish to see the application (in its

current format) refused for the following reasons. If MBC are minded to approve the application as it is then we wish to see it reported to planning committee for decision.

- The drawings show a section of hedge to be removed in the south east corner of the site, described as 'removed to facilitate new access road'. There is nothing shown to replace this. The site boundary is shown in red on the drawing and clearly indicates that the hedge is under the ownership of Boughton Monchelsea recreation ground, not the Clarendon Homes site. We appreciate land ownership is not a planning matter however we are extremely concerned that the scheme appears to have been designed with no thought for an existing, established hedge which forms a green boundary to our recreation ground and also provides an important wildlife habitat. It appears that the hedge may slightly encroach on the new path, but not the access road.
- We feel that the scheme design could easily be altered to prevent the need for any hedge removal. In fact, as part of earlier comments on the main application we suggested the whole development be moved several metres to the west to allow a green buffer between the new homes and existing Church Street properties. If this was accommodated then the access road could be moved slightly further away from the hedge in question
- The drawings show 9 no. single stem birch trees and a yew hedge to be planted on the north side of the new access road. The access road has already been constructed and there is a gap of approximately 300mm between the back of the new kerbline and the boundary fencing to 70 Church Street. We fail to see how trees and hedging can be planted and expected to thrive in such a narrow strip of land. It is vital that planting is provided along the access road so it will not be acceptable for the applicant to simply remove the trees and hedging from this area. We also feel that the planting on the south side of the access road should be increased to provide more of a green buffer to existing homes and gardens. There is plenty of verge width to do this

- 21/500721 River Farm, Chart Hill Road, Staplehurst --
New waste treatment plant to replace and decommission 2
no undersized existing plants
DECISION :
Not yet decided
- 21/500722 Heinz Orchard, Wierton Hill, Boughton Monchelsea --
Erection of agricultural building to be used as garage /
workshop with room above for alpaca fibre processing
DECISION :
Not yet decided
- 11/1948 Monk Lakes, Staplehurst Road, Marden --
Part retrospective planning application for the retention of
two lakes known as Bridges and Puma and works to create
3 additional lakes all for recreational fishing, erection of
clubhouse building and associated works and landscaping
Appeal no APP/U2235/W/20/3259300 lodged in relation to
the above application
DECISION :
Not yet decided

The following applications have been APPROVED by MBC:

- 20/505874 Boughton Monchelsea Place, Church Hill, Boughton Monchelsea
Listed building consent for enlargement of first floor bathroom,
including removal of existing internal walls
- 20/505451 South Lodge, Wierton Hill, Boughton Monchelsea
Installation of 1 no. new first floor roof window to west elevation, 1 no.
new window to south elevation, and 1 no. new window and 1 no. new
door and side light to east elevation
- 20/505417 Land at Church Street & Heath Road, Boughton Monchelsea
Non-material amendment : changes to proposed site plan and tree
protection plan, updating the relevant conditions accordingly, as
detailed in cover letter (amended version received 01/12/20), relating
to original application ref : 20/501658
- 20/505368 Kent Police Training Centre, Coverdale Avenue, Maidstone
TPO application for 1 x (1) Scots Pine – remove 3 or 4 low branches
and 1 high branch which hang on to the site. 1 x Scots Pine (2) –
remove branch of diameter 15cm arising at height 7m on the site side
and any lower branches. 1 x English Oak (3) – remove west fork and
any other lower or minor branches
- 20/505310 Mulberry Barn, Hermitage Lane, Boughton Monchelsea
Submission of details to discharge condition 4 – two bat boxes,
condition 9 – external lighting and condition 11 – arboricultural
method statement subject to 19/501129
- 20/505291 Norrington, Heath Road, Boughton Monchelsea
Single storey rear extension and two dormers to the front elevation
- 20/506070 Lawnwood, Heath Road, Boughton Monchelsea
Removal of existing pitched roof and conservatory, erection of single
storey front and rear extensions, and creation of the first floor with
pitched roof over, including installation of new doors, windows and

- 20/506059 roof lights (resubmission of 20/503941/FULL)
Honeymellow Barn, Bottlescrew Hill, Boughton Monchelsea
Listed Building Consent for replacement of UPVC windows and doors with bespoke timber windows and doors
- 20/506058 Honeymellow Barn, Bottlescrew Hill, Boughton Monchelsea
Replacement of UPVC windows and doors with bespoke timber windows and doors
- 20/505882 Church Farm, Church Hill, Boughton Monchelsea
Listed Building Consent for the erection of a two storey rear extension with internal and external alterations. Demolition of existing two garages
- 20/505044 Honeymellow Springs, The Maltings, Boughton Monchelsea
Erection of a single storey rear extension

The following applications have been REFUSED by MBC:

- 20/505232 The Barn, Heath Road, Boughton Monchelsea
Listed building consent for partial demolition of existing garage and front single storey extension. Erection of part single storey, part two storey side / rear extension together with internal and external alterations
- 20/505231 The Barn, Heath Road, Boughton Monchelsea
Partial demolition of existing garage and front single storey extension. Erection of part single storey, part two storey side / rear extension together with internal and external alterations
- 20/505830 Land at The Oast, Old Tree Lane, Boughton Monchelsea
Erection of 1 no. four bedroom dwelling, two bay oak framed car barn with ancillary room above and creation of vehicular access and associated landscaping

The following applications have been notified as WITHDRAWN :

None

The following APPEALS have been notified:

None

The following APPEAL DECISIONS have been notified:

None

The following APPEALS have been notified as WITHDRAWN:

None

14. Representatives' Reports:

14.1 KALC: Cllr Humphries noted that the next KALC meeting would be taking place on 22nd March.

14.2 Allotments : Cllr Martin and the clerk had nothing to report. Cllr Date advised that bonfires were still being lit during daylight hours. The clerk stated that she had e-mailed all plot holders reminding them of the bonfire rules.

14.3 Village Hall & Recreation Ground : Cllr Gershon updated members as follows :

- Railings now installed around patio area to rear of hall
- Due to continuing anti-social and intimidating behaviour, the committee are looking to improve security - lighting, ANPR cameras and improved access to CCTV footage for committee members
- Outline action plan now in place for hall refurbishment. Specs being prepared which will be reviewed by Cllr Smith. Sub-groups now in place. Engagement with primary school, Curious Eatery and BMAT
- Increased interest in hall bookings as the easing of COVID restrictions moves closer

14.4 Neighbourhood Watch : Cllr Stevens was not present at the meeting.

14.5 Police Liaison : Cllr Date had nothing to report.

14.6 Bus group : Cllr Whybrow stated that the pilot scheme will run until July at the earliest.

15. Items for Discussion:

15.1 Climate and ecological emergency – motion to back updated proposals by Cllr Jessel regarding how the Parish Council can contribute, where it has the opportunity, to the path to Net Zero

Cllr Jessel had produced an updated paper on biodiversity and climate change based on a commitment to net zero by 2030. The purpose of the paper was to give suggestions for achieving this through the Parish Council's own efforts as well as by influencing others. Cllr Jessel proposed that the paper be approved by the Parish Council. Seconded by Cllr Munford and agreed by all members. Clerk to add to website. **CLERK**

Cllr Humphryes asked how the Parish Council would fund the proposals in the net zero paper. It was agreed that a sub-group should be formed to produce a detailed action plan. Cllrs Jessel, Gershon, Date and Edmans agreed to take this forward.

CLLRS JESSEL / GERSHON / DATE / EDMANS

It was noted that the clerk and Cllrs Munford and Jessel had attended a KALC training course that morning titled 'Delivering the green agenda for town and parish councils'. The focus of the course was calculation of carbon footprints however Cllr Jessel stated that there would be little point in the Parish Council doing this. Cllr Gershon stated that the village hall should be included in the Parish Council's 'estate'.

15.2 2021 annual and parish meetings : It was agreed to defer any decision on dates for the annual and parish meetings until more information was available on the planned elections.

15.3 Signage – conservation areas / BMAT land

It was agreed to defer this item until the next meeting. The clerk stated that she would contact Loose Parish Council for information on their signage. **CLERK**

16. Update / discussion items:

- 16.1 Parkwood Farm reservoir – update
Covered above.

17. Health & Safety Issues:

Cllr Smith suggested posting on Facebook to let residents know about the start of works at the Clarendon Homes site. **CLERK**

18. Deferred Items Schedule:

- 18.1 Clerk to ask MBC for copy of latest Merebrook report. **CLERK**

18.2 It was agreed to take 'replacement tree on the green' off the deferred items schedule as this would be picked up as part of the landscape management plan actions. **CLERK**

18.3 It was agreed to take 'Campfield encroachment' off the deferred items schedule as this had now been dealt with and fencing erected. **CLERK**

19. Any other business. (Non decision items only):

19.1 Cllr Brown expressed his disappointment at the decision not to continue with the theme of using fallen soldier's names for the Clarendon Homes development.

19.2 Cllr Smith advised that the Neighbourhood Plan would progress to referendum on 6th May and stated that the Parish Council should advertise this via the website, Facebook, flyers etc **CLLR SMITH**

19.3 Cllr Redfearn expressed thanks to Cllr Edmans for his hard work on reservoir related issues.

19.4 Cllr Munford stated that Parish Council elections are due to take place on 6th May and that nomination papers must be submitted to MBC by 8th April. Current guidance is that the elections will go ahead as planned.

18. Date of Next Meeting:

The next full Parish Council meeting is due to be held on Tuesday 4th May 2021 at 7pm via Zoom or in the main hall of the village hall.

There being no further business the meeting closed at 9.40pm.

MINUTE 16 (Parish Council meeting 2nd March 2021)

SCHEDULE OF DEFERRED ITEMS CARRIED FORWARD FROM PARISH COUNCIL MEETINGS:

| DATE : | ITEM: | ACTION: | POSITION AS OF PARISH COUNCIL MEETING 2nd March 2021 |
|---------------|------------------|--------------------|--|
| 16.1.07 | Furfield Quarry | Methane monitoring | BMAT issue. Last meeting between BMAT / MBC and Skinner Trust took place on 8/7/20. Clerk asked MBC if any further Merebrook reports available but none since last meeting (8/3/20) |
| 2.7.19 | 59 Linton Road | Encroachment | BMAT issue. Review July 2022 |
| 3.9.19 | 11 Harling Close | Encroachment | BMAT issue. Review September 2022 |
| 3.9.19 | Clerk's salary | Review | Review clerk's salary on an annual basis. Next review due September 2021. |
| 3.3.20 | Furfield Quarry | Option agreement | BMAT issue. Option expires in September 2024. Review before March 2024 |
| 2.3.21 | Green Lane | Speed limit | Consider request from resident to pursue a speed limit reduction from 30 to 20mph at the east end of Green Lane. Agreed to defer decision until the Lyewood development is complete, expected to be December 2021. Review January 2022 |