

Boughton Monchelsea Parish Council

Notes relating to planning applications 20/501283 and 20/501284

8th May 2020

During the COVID-19 crisis it is not possible for the Parish Council's planning committee to hold face to face meetings. Advice received from the National Association of Local Councils states that during this time, records of any decision making will be sufficient.

The Parish Council have agreed that any planning applications that are received during this time will be reviewed and commented on by Planning Committee Chairman, Doug Smith, wherever possible. The clerk will then forward these comments to the rest of the planning committee for agreement / further comment before collating a response and submitting this to MBC.

The following planning applications were reviewed during week commencing 4th May 2020

Ref. 20/501296

Address : The Former Mulberry Tree, Hermitage Lane, Boughton Monchelsea

Proposal : Erection of a detached dwelling

Comments due by : 8th May 2020

Cllr Smith's response to the application was as follows :

Having viewed this application, which of course is a site we are very familiar with given its recent planning history, I feel we made our stance very clear with our comments on the previous application and that our view is only strengthened further by the manner in which the applicant appears to be attempting 'by stealth' almost to over intensify and over develop this site.

The plots of the consented 5 dwellings are disproportionately small with respect to their private amenity space so I believe it would be wholly appropriate for the remainder of the site to be designated as communal amenity space for the consented dwellings and this should also apply to the site beyond plot 5.

Development rights should be removed from the remainder of the site and formally allocated as communal amenity space.

This is unquestionably a rural location, unsustainable in transport terms other than by private vehicle so further intensification of such a site would again be totally inappropriate.

The proposed building materials are in my view equally inappropriate to such a setting in the heart of rural Kent.

Cllrs Edmans, Date, Brown, Humphries, Jessel, Whybrow, Redfearn and Martin confirmed by e-mail that they were in agreement with Cllr Smith's comments and therefore the following response to MBC was agreed :

The Parish Council wish to see the application refused by MBC for the following planning reasons. If the recommendation is for the application to be approved then we would like it reported to MBC planning committee for decision.

- 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

This was submitted to MBC on 10th May 2020

Ref. 20/501427

Address : Land to rear of Kent Police Training School, Off St Saviours Road, Maidstone

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

Comments due by : 13th May 2020

Cllr Smith's response to the application was as follows :

Given that this application is for the renewal of extant outline planning permission 12/0987 granted in April 2017, is in a sustainable urban location and is a site allocated for residential development in the MBC current Local Plan then I cannot see on what material planning grounds we could meaningfully object though I can appreciate and understand some of the views of the individual neighbouring residents objections.

Cllrs Edmans, Date, Brown, Humphryes, Jessel and Martin confirmed by e-mail that they were in agreement with Cllr Smith's comments and therefore the following response to MBC was agreed :

Cllr Whybrow responded as follows :

Whilst I understand this site has previously been allocated for residential development it was granted in different times to what we are in now. Given the current unprecedented situation we find ourselves in regarding the Covid 19 problems, with too many people in such confined spaces, I would like the Council/planning Officers to consider the potential risk to health and social welfare caused by overpopulating of houses crammed into such small areas. There are already so many homes being built within the Sutton Road area, which also affects Boughton Monchelsea, adding another 90 houses on the Police Training

School land will impact this further. I do believe this is a potentially serious risk that all Planning Officers should take into consideration, regarding developments.

I would imagine there would be quite a number of resident objections, and should the planning Committee feel we do not have a strong enough case for an objection, I personally think the least we can do is try and restrict the times that construction traffic travels through the estates and past peoples' homes, similar to what we achieved in the Church Street development.

Cllr Redfearn responded as follows :

I do have concerns regarding the possibility of extra traffic using the part time rear access at Pested Bars Rd which may result in an increase in traffic using the rat run down Pested Bars Rd and out into the surrounding lanes. The proposal states there is provision for 165 parking spaces

Cllr Smith responded again with a suggested addition to the Parish Council's response, as follows :

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 :

- i) Routes and timings for construction traffic and measures to minimise noise and disturbance to existing residents*
- ii) The vehicular gate at the corner of Pested Bars Road should be permanently closed to prevent inappropriate and unsafe use of the network of local country lanes*

The following response to MBC was agreed :

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

Given that this application is for the renewal of extant outline planning permission 12/0987 granted in April 2017, is in a sustainable urban location and is a site allocated for residential development in the MBC current Local Plan then we cannot see on what material planning grounds we could meaningfully object though we can appreciate and understand some of the views of the individual neighbouring residents' objections.

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 prevent inappropriate and unsafe use of the network of local country lanes**

This was submitted to MBC on 12th May 2020

Ref. 20/501326

Address : 43 The Quarries, Boughton Monchelsea

Proposal : Demolition of existing side and rear extension. Erection of single storey side and rear extension to include integral garage

Comments due by : 14th May 2020

Cllr Smith's response to the application was as follows :

I have reviewed this application which amounts to the removal of a side and part rear extension and replacement with a similar side extension but with a larger rear extension immediately against the rear of the property.

There will be very little change to the appearance of the extension from The Quarries highway with the main extension being located and concealed when viewed from the road behind the existing house itself.

As long as the proposal has no significant detrimental effect on the private amenity of the adjacent properties (which as far as I can tell it does not appear to) I see no planning grounds on which to object.

The proposal is now within The Quarries conservation area therefore the conservation officer should be consulted on the application.

Cllr Redfearn declared a personal interest in the application and therefore did not respond.

Cllrs Edmans, Date, Brown, Humphries, Jessel, Whybrow and Martin confirmed by e-mail that they were in agreement with Cllr Smith's comments and therefore the following response to MBC was agreed :

The Parish Council has no objection to the application but would like to comment as follows :

- **The application is within The Quarries conservation area and should therefore conform with the conservation area management plan. In addition, MBC's conservation officer should be consulted on the proposal prior to any decision being made**
- **MBC should be satisfied that the application has no significant detrimental effect on the private amenity of adjacent properties**

This was submitted to MBC on 12th May 2020

Ref. 20/501658

Address : Land at Church Street and Heath Road, Boughton Monchelsea

Proposal : Erection of 10 dwellings, together with associated parking, landscaping and infrastructure (representing a net increase of 2 dwellings over the 41 dwellings approved under 15/509961)

Comments due by : 21st May 2020

Cllr Smith's response to the application was as follows :

This is an amendment to the original application. When this was raised we met with the developer and the planning consultant and went through their proposed amendments. We made a number of comments in the meeting about the proposal and asked them to amend some things and I am pleased to say they have embraced these and incorporated them in this revised submission.

On that basis I see no grounds on which to object.

Cllrs Edmans, Date, Brown, Humphries, Jessel, Whybrow, Redfearn and Martin confirmed by e-mail that they were in agreement with Cllr Smith's comments and therefore the following response to MBC was agreed :

No objection / comment

This was submitted to MBC on 12th May 2020.