



# BOUGHTON-UNDER-BLEAN PARISH COUNCIL

**Minutes of the Planning Committee meeting of the Parish Council held in St Barnabas Parish Centre on Tuesday 13<sup>th</sup> August 2024 from 7:30pm to 8:05pm**

**Present:** Cllr I. Linfield, Cllr S. Moakes, Cllr P. Ray

## 229. Election of Chairman

Cllr I. Linfield proposed and Cllr S. Moakes seconded the nomination of Cllr P. Ray for the role of Chairman of the Planning Committee. **Resolved:** Cllr P. Ray was elected as Chairman of the Planning Committee.

## 230. Apologies

Mrs S. Muteham (Clerk)

## 231. Declaration of Interests

None

## 232. Public Participation

None

## 233. Minutes

Minutes of the Planning Committee meeting held on Tuesday 9<sup>th</sup> April 2024 (minutes 187-191) were circulated prior to the meeting and taken as read and confirmed. **Resolved:** The minutes of the meeting held on 9<sup>th</sup> April 2024 were approved.

## 234. Current Planning Matters

- A. **24/503099/PNQCLA** - Prior notification for the change of use of a building and any land within its curtilage from agricultural to 3no. dwellinghouses and associated operation development. For its prior approval to: - Transport and Highways impacts of the development. - Noise impacts of the development. - Contamination risks on the site. - Flooding risks on the site. - Whether the location or siting of the building makes it otherwise impractical or undesirable for the use of the building to change from agricultural use to C3 (dwellinghouses). - Design and external appearance impacts on the building. - Provision of adequate natural light in all habitable rooms of the dwellinghouses. *Land to rear of 142-146 The Street*

Members present considered the application and recorded an objection noting the following:  
**The supporting planning statement for the land to the rear of 142-146 The Street, Bounds Farm, Boughton under Blean, Faversham Kent – comments below relating to the same.**

- The parish Council found several anomalies, omissions and inconsistencies in this report. As this application seems to suggest an officer decision, should a planning officer be minded to grant any application which uses this supporting statement, the Parish Council requests that the application is “called in” for decision by Swale Borough Council Planning Committee.
- Point 1.4 of the document omits any mention of asbestos or a frail roof as described by notices on the outside of the outside of the building; there is no mention of asbestos in Point 3.3; no mention in Points 4.16 and 4.17 which lead the council to question the conclusions reached in Points 4.17 and 4.18. Further there is no mention of asbestos in

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Point 4.26 “contamination risks on the site” nor in Point 5.6. There is no mention at all of either the frail roof or inclusion of asbestos in this building in Point 11. Finally it is clear from the comments submitted by the environmental protection team that they have been given no information about the asbestos on site. This omission is not acceptable.

- There are similar mistakes when dealing with the traffic access to this site, so much so that the Parish Council would take issue with Point 4.24(p) as we do not believe this building has satisfactory access to the public highway which would be safe for local pedestrians and residents. All agricultural traffic to this site is legally obligated to use the small track, which includes a public footpath, leading from The Street and not the Bull Lane entrance as mentioned in Point 6.2. Thus Point 7.2 is clearly incorrect as any use of the access track by domestic vehicles would be in *addition* to that of farm vehicles and so this development could not be said to improve or lessen the likelihood of noise at the properties adjacent to the track.
- Point 10.3 states that adequate external amenity areas and parking could also be provided. The Parish Council would like amplification of this statement to be able to judge what impact there may be on the level of domestic traffic associated with this site.
- The Parish Council asks that the planning officer refers to previous KCC Highways reports on this site and further believes that this proposal does meet the criteria to warrant involvement from the highway authority. We ask that the KCC Highways local planning officer should visit the site to meet with us and address our concerns.
- The Parish Council felt that this agricultural building, due to its utilitarian form and appearance, simply does not lend itself to the purpose of conversion into a number of residential dwellings. Even with the modifications necessary to ensure the accommodation met current building regulations, it would still offer an unacceptably poor standard of residential amenity.

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Signed by the CHAIRMAN of the meeting

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