



# BOUGHTON-UNDER-BLEAN PARISH COUNCIL

**Minutes of the Planning Committee meeting of the Parish Council held at St Barnabas Parish Centre on Tuesday 17<sup>th</sup> October 2023 from 7:30pm to 8:19pm.**

**Present:** Cllr D. Clayson, Cllr C. Goatham, Cllr S. Moakes, Cllr I. Linfield

**Also present:** Mrs S. Muteham (Clerk)

## **092. Apologies**

Cllr C. Clayson

## **093. Declaration of Interests**

None

## **094. Minutes**

- Minutes of the Planning Committee meeting held on Tuesday 15<sup>th</sup> August 2023 (minutes 064-067) were circulated prior to the meeting and taken as read and confirmed. Resolved: The minutes of the meeting held on 15<sup>th</sup> August 2023 were approved.

## **095. Current Planning Matters**

- A. **22/504144/FULL** - Conversion of part of an agricultural unit into one 3-bedroom dwellinghouse. Notification of appeal. Bounds Farm, Land to rear of 142-146 The Street
- After discussion it was noted to support the stance of Swale Borough Council and object to the appeal with the following comments: there are many inaccuracies on the supporting documentation for the planning application 22/504144/FULL. The questionnaire notes: 2a that the appeal site cannot be seen from the road/public footpath etc. which is not valid; 11 states that it would not stop-up or divert a public right of way, which again is not valid since the access road would limit the width of the track and large vehicles would obstruct the public right of way; 12a states that the site is in a conservation area which it is not; 12b states that it is not adjacent to a conservation area which it is.

The Heritage Statement document states in 7.7 “This indicates that the new planning application to convert a part of the shed previously not covered by Part Q planning permission, due to having reached the legitimate limits for footage measurements.” The applicant has tried to breach what is allowed in planning law for converting rural farm buildings, by putting in a further application, where if this current application 22/504144/FULL was included in the original planning application, it would breach the planning constraints, resulting in refusal of planning permission.

Boughton under Blean Parish Council fully supports Swale Borough Council in its decision to refuse planning permission on this application. It should also be noted that the Boughton & Dunkirk Neighbourhood Plan was adopted in February 2023 and now carries full weight in planning considerations. The Plan was not formally adopted at the time that the original planning application was submitted.

**Resolved:** to record representations as summarised to appeal notice APP/V2255/W/23/3319145

*Chairman's Initial.....*

B. **23/504441/FULL** - Section 73 - Application for variation of condition 29 (constructed to BREEAM 'Very Good' Standard or an equivalent standard) pursuant to 22/501787/FULL. Variation sought: Extension of the building to the south to increase the size of the crematory, Extension to the yard, alterations to the toilet block to reduce size and to change its location on site, introduction of electrical substation and associated access, as well as the introduction of an electrical switch cabinet structure. Land Adjoining Faversham Showground, Staple Street

After discussion it was agreed to object to the application with the following comments: it is standard practice to request confirmation of the final BREEAM rating before the building's first use. Most local authorities in fact require a design stage certificate as well – often as a pre-commencement condition. BREEAM accreditation is a marker of the building's overall sustainability, encompassing such things as energy efficiency, water management, waste reduction, and overall environmental impact. It's important these are appraised both during the construction and the operational phase of the development. Since the development has therefore been completed and is operational, it is considered to be in breach of the conditions of BREEAM attached to application 22/501787/FULL. As set down in NPPF paragraph 152: 'The planning system should support the transition to a low carbon future in a changing climate...' The local plan Policy DM 19 requires all new non-residential developments to achieve BREEAM 'Good' standard or equivalent as a minimum. Therefore, condition 29 is fundamental to achieving sustainable development. The Parish Council noted that it was unclear as to whether this was a retrospective application as the development site is already operational and has been since 21st August 2023.

Page 2 of the supporting letter attached to this application states "Such a wording would enable the development to proceed through to occupation, without unnecessarily delaying the operation of the building given that the BREEAM rating process is an ongoing one through the development, construction and operational phase", however the site is already occupied and operational so this would be retrospective.

The recent refusal of 22/505852/SUB (condition 14) may contradict the alterations to the drainage provided from the toilet block and there is no additional report on the drainage of waste/drainage plan.

Resolved: to record an objection to application 23/504441/FULL

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Signed by the CHAIRMAN of the meeting