



# BOUGHTON-UNDER-BLEAN PARISH COUNCIL

**Minutes of the Planning Committee meeting of the Parish Council held in St Barnabas Parish Centre on Tuesday 20<sup>th</sup> February 2024 from 7:33pm to 8:29pm.**

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

**Also present:** Mrs S. Muteham (Clerk) and 3 members of the public

## **169. Apologies**

None

## **170. Declaration of Interests**

None

## **171. Public Participation**

Members of the public spoke to reflect their objection to the site at 101 The Street, noting the impact on the conservation area and overdevelopment of the site. Biodiversity Net Gain was discussed and requested to be addressed by the Parish Council in their response to the application. It was also noted that Dunkirk Parish Council was supporting the application for the site at the Former Builders Yard..

## **172. Minutes**

Minutes of the Planning Committee meeting held on Tuesday 2<sup>nd</sup> January 2024 (minutes 142-145) were circulated prior to the meeting and taken as read and confirmed. **Resolved:** The minutes of the meeting held on 2<sup>nd</sup> January 2024 were approved.

## **173. Current Planning Matters**

A. **23/504718/FULL** - Erection of two detached dwellings with solar panels, associated access, parking, landscaping, bin and shed/cycle store of a single storey side extension and a side porch. *The Vicarage, 101 The Street*

Members present considered the amendments to the application and continued to record an objection to the application. It was noted that the previous comments submitted by the Parish Council on 27<sup>th</sup> November 2023 were still valid and in addition the following comments were made;

- The revised application had not addressed the issues raised by the submitted comments of local residents
- The covering letter submitted on 2nd February 2024 refers to responding to the Conservation and Design Manager's memorandum dated 29.11.23. This document has not been made publicly available on the planning portal, therefore making it difficult for all to make an informed response to the application. The Parish Council requests that this information be made available for further consideration by the public before Swale Borough Council proceeding with this application.
- The application proposes 5 car parking spaces across two properties with no additional provision for visitor vehicles. These are extra vehicles that would impact The Street to the detriment of highway safety for cars, cycles and pedestrians. The application conflicts with adopted Boughton & Dunkirk Neighbourhood Plan (BDNP) policy H8 'Proposals for new residential development in the Plan area shall ensure that adequate on-site car parking provision'; and policy T3 'Future residential and non-residential

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buildings shall have sufficient dedicated on-site. parking spaces to avoid the need for parking on adjacent roads'. The loss of 3 parking spaces in Arthur Kennedy Close to allow for site access will project additional vehicles onto the already extremely busy parking on The Street. After consideration, those present agreed that Cllr I. Linfield would contact KCC Highways for their comments on the application.

- A portion of the site is in the Boughton Street conservation area, but the applicant doesn't consider this to be an issue. Swale Borough Council Conservation Officer has also not submitted a report on the planning portal for this application. The effect on listed buildings and conservation areas is a material consideration and as the site covers part of the conservation area more notice should be taken to protect it from the bulk and perceived overdevelopment of the site. The Parish Council requests that Swale Borough Council ensures that the Conservation Officer submits a report before further consideration on this application.
- The Parish Council still consider the application to be overdevelopment of the site and does not reflect the local design and setting as noted in BDNP 1.3.6 "Environment, Landscape Character, and Design – To ensure the local landscape, character, design and environmental qualities of Boughton and Dunkirk parishes are protected from any inappropriate and unsustainable development"; H5.2 new residential developments will be supported where they "demonstrate that they will be sympathetic to the street scene and their settings as set out in an agreed Design Code for the development and/or for the wider area"; 10.4.7 Objective 4 "All proposals for development must contain sufficient detail to demonstrate that the proposal is of high-quality design appropriate to its surroundings, with suitable layout and access arrangements. Proposals for development within or visible from the Conservation Areas must have regard to the principles set out in the Boughton Conservation Area Appraisals (BD8) and Landscape Character Areas (BD10)"; policy E9 "variety in density, layout, building orientation and sizes will be sought to reflect the local context. Building styles and materials must also respect and positively contribute to local distinctiveness."
- There is a need for the application to comply with BDNP policy E8, "a minimum level of at least 10% Biodiversity Net Gain is required for proposed new developments in the Plan area against baseline conditions for the development sites concerned", to be measured against a baseline BEFORE the trees were cut down on the application site in May 2023.

**B. 24/500508/FULL - Existing garage to be converted to utility room and erection of garage to side elevation. *Camwa Ash, Bull Lane***

After discussion, those present recorded an objection to the application with the following comments;

- The application demonstrated a lack of evidence for the turning space of a vehicle within the driveway and access to the proposed garage. Vehicle access would be restrictive, with a vehicle only being able to make access either driving in forwards and then reversing out, or by reversing directly onto the driveway. Both options, although significantly the first, would give rise to highway safety concerns (visibility) and pedestrian safety concerns (footway). Alternative access to the garage would not be appropriate as it would fall too close to the highway junction, noting that the existing hedge forms part of the visual aesthetics of the conservation area.
- The application falls within a conservation area and there is no supporting documentation from the Conservation Officer. The Parish Council would request that a report be publicly available before the application is considered further.

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- The proposed elevations of a flat roof garage would be detrimental to and affect the visual amenity of the conservation area.

C. **23/500203/FULL** - Erection of 2no. four bedroom dwellings with associated parking and landscaping. *Former Builders Yard, Horselees Road*

Councillors present considered the minor amendments to the original application and continued to record an objection to the application. It was noted that the previous comments submitted by the Parish Council on 8<sup>th</sup> March 2023 were still valid with the following additional comments;

- The Contamination Risk Assessment document is dated 2015. The Parish Council requests that a new risk assessment is undertaken prior to the application being considered further. This was requested in the previous submitted comments and no action has yet been evidenced.
- It was noted that local residents' representations of the adverse impact of such a development with a cramped design had not been addressed.
- The application refers to Boughton & Dunkirk Neighbourhood Plan policy E8 and Biodiversity Net Gain units (BNG). In the mitigation of flora and fauna at the development site, it is noted that the developers propose to purchase 0.38 Habitat Units at an off-site location in Lincolnshire. It is not considered appropriate for the units to benefit a site outside the locality, and all efforts should be made to at least allocate the purchase of BNG units within the county. If the application is approved, Boughton under Blean Parish Council requests that the developers propose to buy Habitat Units to be used locally, at a location to be decided by Dunkirk Parish Council. It should be noted that the Kent BNG Site Register, as noted on page 8 of the Biodiversity Unit Calculations document, does identify local surveyed sites.

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Signed by the CHAIRMAN of the meeting

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