



## BOUGHTON-UNDER-BLEAN PARISH COUNCIL

**Minutes of the Planning Committee meeting of the Parish Council held in St Barnabas Parish Centre on Tuesday 21<sup>st</sup> November 2023 from 7:10pm to 8:00pm.**

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

**Also present:** Mrs S. Muteham (Clerk) and 8 members of the public

### **123. Apologies**

None

### **124. Declaration of Interests**

None

### **125. Minutes**

Minutes of the Planning Committee meeting held on Tuesday 31<sup>st</sup> October 2023 (minutes 105-108) were circulated prior to the meeting and taken as read and confirmed. **Resolved:** The minutes of the meeting held on 31<sup>st</sup> October 2023 were approved.

### **126. Current Planning Matters**

A. **23/504718/FULL** - Erection of two detached dwellings with solar panels, associated access, parking, landscaping, bin and shed/cycle stores. *The Vicarage, 101 The Street*

After discussion it was noted to object to the application with the following comments:

- The application as submitted is considered inadequate as it does not contain enough detailed information to make an informed decision. The Parish Council requests that further information be made available before Swale Borough Council (SBC) makes any consideration for a decision on the application.
- The application presents multiple detrimental and negative effects on the amenity of the area, notably-
  - Additional noise and general disturbance generated by residents of new housing.
  - Due to the nature of the proposed dwellings being 2 storey it is noted that there will be overlooking and loss of privacy, shading and loss of daylight to the surrounding dwellings which are all bungalows.
- The application is considered to be over-development of the site in terms of the size, scale and number of proposed dwellings.
- The proposed development is considered to represent an adverse visual impact on the surrounding street-scene landscape.
- The site is immediately adjacent to and highly visible from The Street conservation area. The development proposal would adversely affect the character and appearance from the Conservation Area and the local heritage assets within it. Significantly notable is that the development site is adjacent to the Queen's Head public house which is a listed building within the conservation area and the 2 storey dwellings would be highly visible from the pub.
- The map shown as item 10 in the heritage statement does not extend west to include the many listed buildings within the conservation area in the vicinity of the proposed development, all of which would have views on to the proposed 2 storey dwellings.

*Chairman's Initial.....*

- Whilst limited parking for the dwellings is provided in the application, the impact of visitors or multiple cars overflowing from the proposed site would negatively impact the existing residents of Arthur Kennedy Close, many of whom do not have driveways, garages or private parking and only have on-street parking on this small road.
- The application is overbearing and out of character in terms of appearance. All the adjacent dwellings with front-door access on Arthur Kennedy Close are bungalows.
- The photos contained in the Planning Statement as the cover and items 13,19,37 all visibly highlight that the trees on the proposed development site have all been cut down prior to submission of this application. This is noted to have been undertaken as “site trashing” in May 2023. Photos of the site with trees are attached in [Appendix A](#).
- The development proposal contravenes the Planning Statement note to “Safeguard the amenities of the existing nearby dwellings and those of future occupiers of the proposed dwellings” since it is not in keeping with the local visual amenity or enhancing the visual amenity from the conservation area.
- The committee disagrees with Planning Statement item 38 which notes “The lower density of development proposed would be complementary to the very high density of development on the west side of Arthur Kennedy Close” as the proposed development would further raise rather than complement the existing density as the properties opposite the proposed development are small bungalows therefore not as high density as a the proposed 2 two storey dwellings.
- The erection of two new dwellings on this site would introduce a prominent and intrusive form of development which would be at odds with the visual character and amenity of the wider area.
- There does not appear to have been any reference in the application to the high water table and flooding that occurs in the area and the Parish Council requests that all the necessary surveys (including sewage/drainage) are undertaken prior to further consideration on this application. The Parish Council requests that a concise sewage/drainage report is provided for review before the application is considered further.
- Local design guidance and policies from the Boughton & Dunkirk Neighbourhood Plan have been ignored and there is no reference to the plan in the application. The plan became a “made” plan in February 2023. Notably there is concern that the proposed application does not adhere to policy H5 ‘Proposals for new residential development in the Plan area will be supported where they: 1. demonstrate that they are of good design and locally distinctive style, respecting the principles of the current Kent Design Guide, and including suitable green spaces and children’s play areas. and 2. 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; and 62 3. include building design features to seek to achieve carbon neutrality and reductions in energy usage’. If planning permission is granted, it must ensure that it adheres to policy H8 ‘Proposals for new residential development in the Plan area shall ensure that adequate on-site car parking provision is made in accordance with the Borough Council’s approved Parking Standards SPD (adopted June 2020). Development proposals which involve the loss or conversion of existing onsite car parking spaces, for example the conversion of a garage to living accommodation, will only be supported where adequate on-site parking provision, in accordance with 63 the Parking Standards, remains available to support the completed development’.
- Concerns were raised over access to the site for construction traffic. The junction of Arthur Kennedy Close and The Street is at an area where there are a significant number of parked vehicles on Arthur Kennedy Close and The Street in the immediate vicinity. The Street has a history of traffic issues with large vehicles and HGVs causing traffic blockages in the particular area of the proposed site. The Parish Council asks that SBC make a request to

KCC Highways undertake a site visit to review matters that could affect the highway in regard to the development proposals.

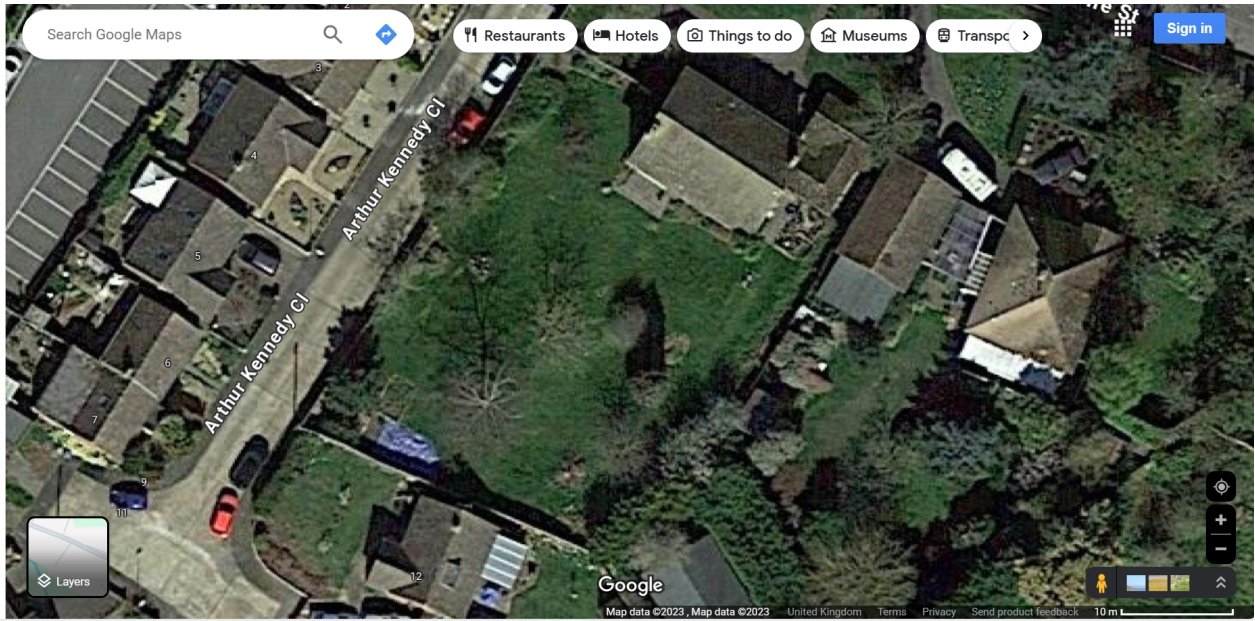
- Concerns were also raised, again over access to the site for construction traffic, with regard to pedestrians using the footway at the junction of Arthur Kennedy Close and The Street. In particular, the footway is used significantly by school children attending the village school and their parents. Consideration should be made to avoid construction access to the site during the times of school drop-off and school pick-up (i.e. 8:15am - 8:50am and 3:00pm - 3:30pm).
- Concerns were noted over the allocation of profit of development going to the Diocese of Canterbury rather than the parish of Boughton under Blean benefiting directly.
- It was noted that local residents (including those with an adjoining boundary) had not been notified by SBC of the planning application.
- The Parish Council requests that Swale Borough Council give consideration to delaying making a decision until there is more detailed information available.
- The Parish Council requests that if Swale Borough Council is mindful to make a decision, that the matter is taken to the Planning Committee for further consideration before a decision is made.
- If SBC is mindful to review this application, the Parish Council notes that it would be beneficial if the development was permitted as social or affordable and not market housing.

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Signed by the CHAIRMAN of the meeting

*Chairman's Initial*.....

# APPENDIX A



*Chairman's Initial*.....