



BOUGHTON-UNDER-BLEAN PARISH COUNCIL

Minutes of the Planning Committee Meeting held in the Linda Weaver Room of the Village Hall on Tuesday 4th February 2020 from 7:37pm to 8:00pm

Present: Cllr D. Clayson Cllr J. Owens Cllr T. Owens Cllr T. Fitchett
 Cllr G. Bobbin Cllr J. Martin

Also Present: Mrs S. Muteham (Clerk) and 1 member of the public

113 APOLOGIES

None

114 DECLARATION OF INTERESTS

None

115 PLANNING APPLICATIONS

- a. 20/500207/FULL** - Erection of a single storey front extension and conversion of garage to a habitable space (revised scheme to 19/503083/FULL. *1 Field End Place*

The Parish Council recorded no objection to the application.

- b. 20/500102/FULL** - Erection of 2no. three bedroom detached houses, bin stores, car parking (including new wall, piers and gate to main pub car park entrance) and associated hard and soft landscaping works. *Land to rear of Queens Head, 111 The Street*

The Parish Council recorded no objection to the application but made the following comments for consideration if the application is approved:

- Concerns were raised over access to the site for construction traffic. The junction is at an area where there is limited turning space into the site and a significant number of parked vehicles on 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.
- Concerns were also raised, again over access to the site for construction traffic, with regard to pedestrians using the footway adjacent to the Queens Head. 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 also raised over how the pub car park would be narrowed by the nature of cars parking in the car park and this would then restrict construction traffic accessibility to the proposed site.
- Further concerns were raised for once the site is completed and how residents would be able to access the residential properties when vehicles making pub deliveries are parked in the pub car park area.

- The last concern was over emergency services access to the site, in particular with reference to a proposed gate which may hinder such access.
- c. 20/500133/LBC** - Listed Building Consent for demolition of part of existing overturning boundary wall and erection of a retaining wall and replacement boundary wall. *262-264 The Street*
The Parish Council recorded support for the application as the proposal will make for a safer wall adjacent to the footway.

Signed by the CHAIRMAN of the meeting