



BOUGHTON-UNDER-BLEAN PARISH COUNCIL

Minutes of the Planning Committee Meeting held in the Linda Weaver Room of the Village Hall on Tuesday 30th April 2019 from 7:36pm to 8:32pm

Present: Cllr D. Clayson Cllr T. Fitchett Cllr C. Clayson Cllr T. Owens

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

629 **APOLOGIES**

Cllr B. Collyer

630 **DECLARATION OF INTERESTS**

None

631 **PLANNING APPLICATIONS**

- a. **19/501732/FULL** - Demolition of the existing buildings on the site and the erection of a single dwelling house. *Land at Bounds Lane*
The Parish Council recorded no objection to the application but commented that if planning permission is granted, consideration be made to the following:
- Consideration be made to providing wildlife surveys, including slow-worms and shrews in particular.
 - Access for building services/vehicles to the development site are restricted along the private road (maintained by the Parish Council) from Bull Lane to The Bounds (Farm) to ensure that there is no obstruction to school traffic between the hours of 8am - 9:15am and 2:30pm to 3:30pm as the road is used by the school. The road is maintained by the Parish Council.
 - Ensure that any damage to the road between Bull Lane and The Bounds (Farm) during the development work is repaired and the cost borne by the applicant or their developer.
 - Provision of suitable turning space for delivery vehicles at the development site, taking into account the ground structure, narrowness of the road in the immediate area to the development site and the multiple public footpaths in the same area. The public footpaths are extensively used by members of the public.
 - Garage doors should be designed to open inwards to minimise obstructing the road/public footpath rather than outwards (as currently detailed on the submitted plans)
 - Request that no lorries use the access to Bounds Lane from The Street during the development phase in the interest of public safety/highway visual splays in the vicinity of The Street and the bus-stop.
- b. **19/501828/FULL** - Erection of a front porch. *Bullfinch Cottage, Fox Lane*
The Parish Council recorded no objection to the application.

- c. **19/501827/FULL** - Erection of a single storey extension to detached annexe.
Bullfinch Cottage, Fox Lane
The Parish Council recorded no objection to the application but commented that if planning permission is granted, consideration is made to ensure that the annexe remains ancillary to the main dwelling.
- d. **19/501731/FULL** - Alteration to domestic garage to provide annexe to main dwelling house. *1 Brenley Bridge Cottages, Brenley Lane*
The Parish Council recorded an objection to the application, noting that the proposed development site is outside the village envelope. The site is also noted as being within a remote area with clear views of adjacent open countryside and would, by virtue of its unsustainable position within a rural area outside of any built-up area boundary, cause demonstrable harm to the character and appearance of the countryside, contrary to Policy E6 of the Swale Borough Local Plan 2008; Policy ST3 of Bearing Fruits 2031: The Swale Borough Local Plan Main Modifications June 2016; and Paragraph 55 of the National Planning Policy Framework (NPPF).
- e. **19/501708/FULL** - Erection of single storey pergola to the side of the property and enlargement to existing side patio door insertion of 5no. velux roof lights.
North Lodge, North Lane
The Parish Council recorded support for the application noting that the proposal would increase the visual amenity in the local area.

Signed by the CHAIRMAN of the meeting