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Land To West Of 70 Church Street Boughton Monchelsea

APPLICATION: 20/503109/FULL

PC

The Parish Council still feel that the proposal represents over-development of the site. The application should be approved only on the basis of the alternative layout provided, ie with the club house in the centre of the development and not close to existing properties.

We would encourage the applicant to provide a green buffer to the east of the site to mitigate the detrimental effect on existing Church Street properties. The permitted scheme for 18 homes included such a green buffer and could easily be achieved in this 24 home proposal

In accordance with KCC Highways comments, waste collection and delivery vehicles must have a satisfactory way of turning around within the site. This must be fully addressed before approval is given as it would be completely unacceptable and dangerous for these vehicles to be reversing into the development from Church Street

Discussion:

As detailed in the main agenda report, officers are of the view that the originally submitted scheme is acceptable in planning policy terms and that the alternative scheme presented for discussion has negative impacts for the amenity and outlook of 2 of the bungalows which have been re-sited at the site entrance. The location of the communal building (clubhouse) at the site entrance and the lack of a "buffer" are both satisfactory for neighbouring residential amenities.

The refuse freighter tracking shows some minimal overhang of the kerbs when manoeuvring. However, I do not consider that this is to such an extent that would prevent on-site turning and necessitate the freighter reversing onto Church Street.

The recommendation remains unchanged