

# Boughton Monchelsea Parish Council

## Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 25<sup>th</sup> February 2020 at 7.00pm in the parish office within Boughton Monchelsea village hall

Present: Cllrs A. Humphryes  
R. Martin  
R. Edmans  
A. Whybrow  
Clerk

1. Apologies: Cllrs Gershon, Date, Brown, Smith, Redfearn and Jessel
2. Notification of late items for the agenda : None
3. Declaration of Interests: None
4. Applications considered (plans were available at the meeting):

19/503430 Romany Stables, Stilebridge Lane, Linton  
Variation of condition 1 to application 16/506241 for 1 no timber framed amenity block, 2 no mobile homes, 2 no touring caravans with associated parking and 2 no timber stables – with the addition of 2 no further mobile homes with associated parking (**APPEAL**)

**DECISION :**

It was agreed to submit the Parish Council's original response to the application to the planning inspectorate. This was as follows :

The Parish Council wish to see the application refused and fully support the comments made by Linton Parish Council

- There is no justification for allowing this development with the harm it would cause to the openness of the countryside, and the visual impact on the rural character and appearance of the area. The proposed development would represent inappropriate development in the countryside for which no justification has been demonstrated. The proposal is therefore contrary to policies SS1, SP17, DM1 and DM30 of Maidstone Local Plan (2017) and the National Planning Policy Framework (2012)
- This application is also retrospective and the work has been undertaken without planning permission

20/500202 Land at Coldred Road, Maidstone  
Advertisement consent for 1 no free standing directional sign

**DECISION :**

No objection / comment

20/500141 Land at the Oast, Old Tree Lane, Boughton Monchelsea  
Erection of 3 no three bedroom dwellings

**DECISION :**

The Parish Council wish to see the application refused for the following planning reasons. The application should be reported to MBC planning committee for decision.

- The proposal would cause damage to the open countryside, contrary to policy SP17 of the MBC Local Plan (2017)
- As a result of its scale, design and layout, the development of three residential dwellings and associated development would create an intensive form of urban development that would substantially diminish the rural character and appearance of the site and the local area and would be contrary to the established local pattern of development. The proposal would be contrary to policies DM1 and DM30 of the MBC Local Plan (2017) and the NPPF
- The proposal would cause damage to the setting of the adjacent heritage asset. The proposal is within the curtilage of the listed barn and would overcrowd it
- The proposal would be the start of unacceptable ribbon development along Brishing Lane
- The proposal represents overdevelopment of the site
- The application address is given as Old Tree Lane. This is misleading as the properties front on to and are accessed via Brishing Lane
- Due to the volume of traffic using Brishing Lane it is impossible for pedestrians to safely walk along it. This should be taken into account when reviewing any statements made in the application documents regarding accessibility and sustainability. Access to the proposed dwellings would be very difficult without a car
- The quoted walking distances to facilities are inaccurate
- The application documents refer to other larger scale schemes as not having footways. This statement is inaccurate
- There is inadequate amenity space for these three bedroom family dwellings
- As a result of the proposal, long distance views from the open countryside would be compromised
- Sight lines in and out of Brishing Lane appear to be difficult

19/506384 5 Meadow View Road, Boughton Monchelsea  
Erection of a single storey rear extension to kitchen

**DECISION :**

No objection / comment

5. Any other Business: None

6. Date of Next Meeting: To be determined according to need.

Meeting closed at 7.30pm