

Boughton Monchelsea Parish Council

Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 29th January 2019 at 7.00pm in the parish office

Present: Cllrs J. Gershon (meeting chair)
D. Redfearn
A. Humphryes
R. Martin
D. Smith (via phone)

Clerk

1. Apologies: None
2. Notification of late items for the agenda : None
3. Declaration of Interests: None
4. Applications considered (plans were available at the meeting):

19/500583 Vehicle Dealership, Cuxton Road, Maidstone
Advertisement consent for 2 no. sign A (Peugeot Building Mounted Chrome Corner Lights), 1 no. sign B (Peugeot Building Mounted Letters Sign), 1 no. sign C (Peugeot Building Mounted Lion Sign), 1 no. sign D (Peugeot Building Dealer Name Sign), 1 no. sign E (Peugeot Building Mounted Portique), 2 no. sign F (Peugeot Freestanding Totem Sign), 2 no. sign G (Peugeot Freestanding Flags)

No objection / comment

18/505933 The Old Farmhouse, The Green, Boughton Monchelsea
Insertion of two sliding front gates

The Parish Council would like to comment on the application as follows. If the case officer is minded to approve the application as it stands then the Parish Council would like to see it reported to MBC planning committee for decision.

- We do not consider that 6 feet high metal gates are in keeping with the character of this listed building and suggest that timber 5 bar gates may be more appropriate. This building was originally a farmhouse and we feel that the materials and design of the gates should be in keeping with the original heritage of the property
- We would like to query why the gates need to be so tall
- The drawings provided are poor quality. We consider that photos and improved drawings should be submitted, particularly as the application site is within a conservation area.
- The conservation officer's advice should be obtained prior to deciding this application
- This style and size of gate does not fit with the Parish Council's emerging landscape masterplan and management plan and would have a negative impact on our village green

**19/500135 Land rear of 92 The Quarries, Boughton Monchelsea
Construction of two self-contained detached dwellings**

The Parish Council wish to see the application refused for the following reasons. If the case officer is minded to approve it then we would like the application reported to MBC planning committee, for decision.

- Two properties on this site would be overbearing, trapped at the back between existing homes. The buildings are out of scale and context with the adjacent listed building
- The proposal is within the curtilage of the adjacent listed building. As such, we believe that listed building consent may be required
- The ground floors of the properties are elevated from the natural ground levels around them and the dwellings would negatively impact on the private amenity space of neighbouring properties
- We note that new soakaways are proposed but we question whether these will be effective based on the natural ground water level that exists in The Quarries
- For the record, the upstream facility at Parkwood Farm reservoir was installed by Boughton Monchelsea Parish Council but we are not the statutory body and it does not appear in KCC's emergency plan. The facility is there but the Parish Council is not responsible for its operation.
- We are concerned at the planning process relating to the approval of 17/505457. The case officer has made reference to 17/503318 and 08/0864 in his report however no mention has been made of the remaining planning history relating to this site. Application ref 11/1381 was refused by MBC on the grounds of harm to the setting of the listed building. Although this application related to an extension to 92 The Quarries and not a separate dwelling it is still relevant planning history and should be taken into account when deciding this application

**19/500234 Gravitts Farm, Peens Lane, Boughton Monchelsea
Erection of single storey rear extension. Conversion of garage with
internal alterations to ground floor and stairs and garage**

The Parish Council would like to support this application and wish to see it approved.

**19/500235 Gravitts Farm, Peens Lane, Boughton Monchelsea
Listed Building Consent for the erection of single storey rear extension.
Conversion of garage with internal alterations to ground floor and stairs**

The Parish Council would like to support this application and wish to see it approved.

5. Any other Business: None
6. Date of Next Meeting: To be determined according to need.

Meeting closed at 7.45pm