

# Boughton Monchelsea Parish Council

## Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 6<sup>th</sup> September 2022 at 9pm in the main hall of Boughton Monchelsea village hall

Present: Cllrs D. Smith (Chair)  
A. Humphries  
R. Martin  
R. Garland  
R. Roome  
C. Jessel  
2 residents (left at 9.25pm)

1. Apologies: Cllrs Edmans, Redfearn, Stevens, Date and Wilde
2. Notification of late items for the agenda : None
3. Declaration of interests : Cllr Jessel declared an interest in item 22/503804 and did not vote.
4. Applications considered :

**21/501347 8 Haste Hill Close, Boughton Monchelsea**  
**Conversion of integral garage into a habitable space and creation of two parking spaces to front by lowering the garden level (REVISED DETAILS ONLY)**

It was noted that the resident at number 7 Haste Hill Close had recently applied for a disabled parking bay outside his property. Discussion followed between members and the residents in attendance.

It was noted that the Parish Council had commented on the original application as follows:

*The Parish Council wish to see the application refused for the following planning reasons. If MBC are minded to approve it then the application should be reported to planning committee for decision.*

- *The proposal would provide a benefit to the applicant in terms of increased on- plot parking spaces and an additional habitable room but result in a loss of amenity (street parking) for existing adjacent residents*
- *In a confined cul-de-sac like Haste Hill Close this reduction in street parking would be unacceptable*
- *The creation of parking spaces to the front is only required due to the proposed conversion of the garage into habitable space. We feel that the garage should be retained for parking, whether it is currently used for that purpose or not*
- *The size and shape of the proposed parking spaces means that parked cars would overhang the footpath, impeding the safe route for pedestrians*
- *The proposed lowering of the garden level would require the construction of retaining walls to ensure structural integrity of adjacent property, including a wall to retain the neighbour's front garden. This work should be properly detailed within the application*

It was noted that the planning officer's informal view was that there were no sustainable planning grounds for refusal of the application. Members agreed that the clerk should speak to the officer regarding the disabled parking bay proposal and if this had already been considered then the above comments should remain however the Parish Council would retract the request for the application to be reported to MBC planning committee for decision.

**CLERK**

Post meeting note : Clerk spoke to the officer who advised that the neighbour comments had been considered therefore request for the application to be reported to MBC planning committee was retracted.

The meeting was adjourned at this point (9.25pm) to allow the Parish Council meeting to continue. Meeting resumed at 10.10pm

**22/503721      2 Wierton Corner Cottages, Wierton Hill, Boughton Monchelsea  
Demolition of existing porch and erection of a part single storey,  
part two storey side extension**

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

- The proposal constitutes overdevelopment, almost doubling the size of the house, changing its nature and character and compromising the composition of both semi-detached properties
- The Boughton Monchelsea Neighbourhood Plan discourages development to the south of Heath Road
- The proposal is in the vicinity of two listed buildings

**22/503729      Marlpit Farm, Wierton Road, Boughton Monchelsea  
Erection of a detached garage to farm manager's bungalow**

No objection / comment

**22/503814      River Farm, Chart Hill Road, Boughton Monchelsea  
Erection of a two storey side extension**

No objection / comment

**22/503101      Beresfords Lodge, Beresfords Hill, Boughton Monchelsea  
Erection of a single storey rear extension for a disabled bedroom  
and shower room together with a family sensory area**

No objection / comment

**22/503516      36 The Quarries, Boughton Monchelsea  
Erection of a single storey side extension with two roof windows**

MBC should ensure that the proposal causes no loss of private amenity or overlooking. The site is within a conservation area therefore the conservation officer should be consulted on the application.

5.      Date of Next Meeting:  
         To be confirmed.

Meeting closed at 10.30pm