

Boughton Monchelsea Parish Council

Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 16th June 2020 at 7pm via Zoom

Present: Cllrs D. Smith (Chair)
R. Martin
J. Gershon (joined late)
B. Brown
R. Edmans (joined late)
A. Humphries
A. Whybrow
D. Redfearn
Clerk
2 member of the public

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

**20/502032 Lower Bell Riding School, Back Lane, Boughton Monchelsea
Demolition of existing site structures (barn, stables, mobile home, shed)
and erection of 3 dwellings with accompanying parking and landscaping
(resubmission of 19/506110)**

The Parish Council wish to see the application refused for the following planning reasons and wish to see it reported to MBC planning committee for decision :

- By reason of its scale, design and layout, the development of 3 residential dwellings and associated development represents 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 adopted MBC Local Plan and paragraphs 124 and 127 of the NPPF which aim to promote good quality design
- The proposal would be contrary to policy SS1 of the MBC Local Plan and paragraphs 78 and 79 of the NPPF by introducing new dwellings into an unsustainable location which is poorly served by basic services and public transport
- The proposal would be contrary to policy SS1 and policy SP17 of the MBC Local Plan and paragraph 170 of the NPPF as it will result in harm to the character and appearance of the rural area by virtue of adding significant built form in this countryside location and because it would lead to increased domestication within the countryside
- The proposed design and materials are not respectful of the local vernacular or the immediate locality, contrary to policies DM1 and DM30 of the MBLP and paragraph 83 of the NPPF
- The proposal represents significant overdevelopment of the site. Any development would represent a challenge in terms of the rural nature of the area but this proposal is far from sensitive and pre-application advice should be sought prior to any further application being made.

20/502009 The Barn, Heath Road, Boughton Monchelsea
Listed building consent for the removal of roof tiles, replace batons and include breathable felt membrane across whole of roof. Re-use the original roof tiles and replace any damaged ones with either reclaimed like for like (Kent pegs) tiles where available, or new hand made Kent peg tiles if reclaimed are unavailable

No objection / comment.

20/502019 Monchelsea Farm, Heath Road, Boughton Monchelsea
Erection of an infill office extension

No objection however the advice of MBC's conservation officer should be sought prior to MBC deciding this application

20/501997 Swallowfields, Haste Hill Road, Boughton Monchelsea
Erection of a new 4 bedroom detached chalet bungalow with front and rear facing dormers (REVISED DETAILS ONLY)

No objection. The Parish Council's comments on the original application appear to have been taken into account in the revised submission.

20/502277 Greenacre, Church Hill, Boughton Monchelsea
Siting of 1 no. mobile home, creation of 2 parking spaces and relocation of fence

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

- The proposal represents unacceptable intensification of the site
- We are particularly concerned that the unit has been positioned on the western boundary of the site which represents a significant intrusion into the open countryside. All existing mobile units on the various traveller sites have been placed close to the road (Church Hill).
- No evidence has been provided as justification for why an additional mobile home is required on the site. Full details should be provided by the applicant.
- As a general point, we are concerned at the intensification of various traveller sites on Church Hill which appears to have happened without the relevant consents. This unauthorised development should be taken into account when deciding this application

20/502346 8 Petlands, Boughton Monchelsea
TPO application for 1 x (T1) – Oak – Remove lower 2 branches

No objection / comment

20/502355 Honeymellow Barn, Bottlescrew Hill, Boughton Monchelsea
Installation of replacement UPVC windows and doors (retrospective)

The Parish Council wish to comment on the application as follows :

- Are the replacement windows a heritage style and are they approved by Historic England?
- Are the new windows sympathetic to what they have been replaced with?

20/502356 Honeymellow Barn, Bottlescrew Hill, Boughton Monchelsea
Listed Building Consent for the installation of replacement UPVC windows and doors (works completed)

The Parish Council wish to comment on the application as follows :

- Are the replacement windows a heritage style and are they approved by Historic England?
- Are the new windows sympathetic to what they have been replaced with?

5. Any other Business:

It was noted that MBC had responded to the Parish Council's recent request as follows :

Q. If an application is granted which addresses the issue of overlooking / privacy by attaching conditions to the consent which, for example, states the windows must not be openable and must be glazed with frosted glass, how are these conditions imposed and if an applicant breaches these conditions what action would the planning authority take to remedy the situation?

A. Yes we impose standard conditions of this ilk (allowing for a top hung fanlight for ventilation). If the development approved is not carried out in accordance with such a condition then a breach of condition notice is usually our starting point.

Cllr Gershon advised that he had sent further documents to Cllr Smith who agreed to review and ask further questions of MBC as required.

6. Date of Next Meeting: To be advised

Meeting closed at 7.30pm