

Boughton Monchelsea Parish Council

Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 7th November 2017 at 9.45pm in the main hall of the village hall

Present: Cllrs D. Smith
J. Gershon
L. Date
R. Martin
R. Edmans
D. Redfearn
Clerk

1. Apologies: Cllrs Brown and Evans
2. Notification of late items for the agenda : None
3. Declaration of Interests: Cllr Redfearn registered an interest in 17/505457 as a close neighbour
4. Applications considered (plans were available at the meeting):

**17/505409 Land west of Gandys Lane, Boughton Monchelsea
TPO application for 3 no. Hawthorn trees – Crown reduce height to 9ft
and remove branches overhanging 69 Lewis Court Drive**

No objection however any tree surgery work should be sufficient only for the amenity of the neighbouring property

**17/504096 Dobells, Heath Road, Boughton Monchelsea
Change of use of land to Cattery and the erection of 3 Cattery Units**

No objection / comment

**17/505457 92 The Quarries, Boughton Monchelsea
Self-contained 4 bedroom family dwelling**

The Parish Council would like to comment on the application as follows :

1. The proposal is within the curtilage of the adjacent listed building. As such, we believe that listed building consent may be required
2. The proposal is out of scale and context with the adjacent listed buildings
3. The ground floor of the proposal is elevated from the natural ground level around it and the dwelling as a whole would negatively impact on the private amenity space of neighbouring properties
4. 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
5. Contrary to statements made in the application documents, the existence of the holding point / sluice gate at Parkwood Farm may lessen the flood risk but it does not alleviate it completely

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

Meeting closed at 10.00pm