

Boughton Monchelsea Parish Council

Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 14th March 2023 at 7pm in the parish office within Boughton Monchelsea village hall

Present: Cllrs D. Smith (Chair)
R. Garland
A. Humphries
L. Date
N. Wilde
Parish Clerk

1. Apologies: Cllrs Redfearn, Edmans and Martin
2. Notification of late items for the agenda : None
3. Declaration of interests : None
4. Applications considered :

23/500327 Unit 5 The Progress Estate, Bircholt Road, Maidstone
Change of use of warehouse and manufacturing to a motorcycle dealership including the sale of new and used motorcycles, clothing, helmets and accessories as well as the servicing and repair of motorcycles

No objection / comment

23/500583 Fairview, Heath Road, Boughton Monchelsea
Erection of a ground floor rear infill extension and part first floor rear extension

No objection / comment

23/500671 24 Meadow View Road, Boughton Monchelsea
Erection of a single storey rear and a two storey side extension including a new vehicle crossover

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

- The two storey side extension would create a terracing effect in a row of semi-detached houses, contrary to policy DM9 of the adopted MBC Local Plan and the adopted Residential Extensions SPD and would result in an incongruous form of development which is harmful to the character and appearance of the street scene
- If this proposal were approved then it would take away the right of the neighbour to do a similar extension. MBC's adopted Residential Extensions SPD makes it clear that the pattern of gaps between the properties in a street scene should be maintained and that 'there should normally be a minimum gap of 3 metres between side wall of the two-storey side extension and the adjoining property for the full height of the extension'.
- Constructing and maintaining the proposal would not be possible without access onto neighbouring property
- The single storey rear extension substantially increases the footprint of the property

23/501018 91 Lewis Court Drive, Boughton Monchelse
Erection of a single storey rear extension and a first floor side extension over existing garage

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

- Although there would be no future terracing effect due to the next door neighbour's double width garage we are concerned that the proposal would look discordant amongst the other detached properties in the cul de sac
- Constructing and maintaining the proposal would not be possible without access onto neighbouring property
- The single storey rear extension substantially increases the footprint of the property

22/502627 Boughton Service Station, Heath Road, Boughton Monchelsea
Retention of existing hand car wash facility and office / customer waiting room, and proposed alterations including installation of acoustic enclosure and provision of a new customer parking area (part retrospective) PLANNING APPEAL

No response to planning inspectorate. Inspector will be aware of the Parish Council's original response to the application

22/503804 River Farm, Chart Hill Road, Staplehurst
Erection of a two storey side extension PLANNING APPEAL

No response to planning inspectorate. Inspector will be aware of the Parish Council's original response to the application

5. Date of Next Meeting:
 To be confirmed.

Meeting closed at 7.20pm