

Boughton Monchelsea Parish Council

Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 1st June 2020 at 7pm via Zoom

Present: Cllrs D. Smith (Chair)
R. Martin
J. Gershon
B. Brown
R. Edmans
A. Humphryes
C. Jessel
A. Whybrow
L. Date
D. Redfearn (joined late due to prior meeting)

Clerk
4 members of the public

1. Apologies: None
2. Notification of late items for the agenda : None
3. Declaration of Interests: Cllr Gershon advised that he had been lobbied regarding 20/501997. Cllr Date advised that he was a neighbour but not close enough to prevent taking part in full discussion and voting
4. Applications considered (plans were available at the meeting):

20/501958 Boughton Monchelsea Place Barn, Church Hill, Boughton Monchelsea Listed building consent for works to barn to include structural, joinery, surface repairs to timber frame, windows, render and flooring

The Parish Council wish to see the application approved

20/501955 Boughton Monchelsea Place Courtyard Barn, Church Hill, Boughton Monchelsea Listed building consent for repairs to windows, doors, door frames and flooring

The Parish Council wish to see the application approved

20/501997 Swallowfields, Haste Hill Road, Boughton Monchelsea Erection of a new 3 bedroom detached chalet bungalow with front and rear facing dormers

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

- The application and design and access statement state that this is a 3 bedroom house however the first floor plan shows 4 bedrooms
- The design and access statement incorrectly states that Boughton Monchelsea is a Rural Service Centre 'providing excellent local amenities'. Boughton Monchelsea is a Larger Village with limited local amenities
- The design and access statement makes reference to residential windfall developments within the Cranbrook area. This is obviously irrelevant and should be removed from the document
- Other inaccurate statements have been made in the Core Strategy section of the design and access statement which should be reviewed and amended
- The site appears rather cramped and MBC should satisfy themselves regarding the effect on the private amenity of neighbouring properties

20/502118 The Piggeries, The Quarries, Boughton Monchelsea

Variation of condition 11 of previously approved 17/500098 (Demolition of existing buildings and erection of single detached dwelling house) for no development, other than ground works, including the excavation of foundation trenches, shall take place until the existing buildings on the site are demolished and their foundations and all other arisings removed from site

The Parish Council wish to see the application refused for the following planning reasons. In addition, we would like the application to be referred to MBC planning committee for decision :

- This application appears to have been submitted in an effort to prevent the need for a completely new planning application due to the previously approved 17/500098 expiring on 1st June 2020. The comments deadline for 20/502118 is not until 12th June however and MBC have until 16th July to make their decision therefore the application has been submitted far too late.
- We are appalled that the applicant carried out significant site clearance and then concreting works, commencing on Weds 27th May 2020. This is in clear breach of conditions 4, 7, 10, 11 and 15 of planning consent 17/500098. We reported this to MBC enforcement on 27th May (ref DIG211314473) and were informed by the enforcement officer on 28th May that this is now under investigation (ref ENF/20/500316/BOC).
- For clarity, the applicant has carried out significant site clearance and concreting work without the relevant discharge of conditions and we therefore expect MBC to use the full range of available enforcement powers to deal with these very clear and blatant planning breaches
- We are extremely concerned at the destruction of wildlife and damage to habitats that has been caused by the above
- Since planning permission 17/500098 has now expired we expect MBC to insist that the applicant now makes a completely new application for demolition of the existing buildings and erection of a single detached dwelling house. The fact that site clearance and concreting works have been carried out in the last few days does not mean that the applicant has 'started work' on site as this work has been carried out in clear breach of planning consent
- This site is in the heart of the village in The Quarries conservation area and is of utmost importance to the Parish Council and residents. We would like to know what legal recourse there is should the applicant not make a new planning application and

would be grateful if you could advise. We would also like to know what penalties MBC or others can impose for the destruction of wildlife and damage to habitat.

5. Any other Business:

Cllr Jessel expressed concern at recent hedge cutting in another parish, within bird nesting season. To be reported to the relevant clerk. It was agreed that an article would be included in the next newsletter, mentioning the risk to birds' nests and the laws protecting nests

Cllr Gershon expressed concern that the Parish Council are not consulted on permitted development rights applications. It was agreed that a request should be made to MBC for clarity on permitted development rights for both residential and commercial properties.

6. Date of Next Meeting: Tuesday 16th June at 7pm (via Zoom)

Meeting closed at 7.45pm