

# Boughton Monchelsea Parish Council

## Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 12<sup>th</sup> March 2024 at 7.30pm in the committee room within Boughton Monchelsea village hall

Present: Cllrs D. Smith (Chair)  
J. Green  
R. Martin  
S. Lane  
R. Garland  
A. Humphries  
L. Date  
Parish Clerk  
Borough Councillor, Steve Munford

1. Apologies: Cllr Redfearn
2. Filming of meetings :  
No members of the public were present and nobody expressed any intention of filming the meeting.
3. Notification of late items for the agenda : None
4. Declaration of interests : None
5. Approval of minutes of the planning meeting held on 20<sup>th</sup> February 2024  
Cllr Smith proposed that the minutes of the planning meeting held on 20<sup>th</sup> February 2024 be accepted. Seconded by Cllr Martin and agreed by all members.
6. Applications considered :
  - 24/500595 Iden Farmhouse, Heath Road, Boughton Monchelsea**  
**Repair and rebuild to front stone boundary wall (retrospective)**  
We have no objection to the application and agree with the conservation officer's comments
  - 24/500596/ LBC Iden Farmhouse, Heath Road, Boughton Monchelsea**  
**Listed building consent to repair and rebuild front stone boundary wall (works completed)**  
We have no objection to the application and agree with the conservation officer's comments
  - 24/500260 Boughton Lodge, Peens Lane, Boughton Monchelsea**  
**Erection of a detached dwelling with associated access, parking and amenity space**  
The Parish Council wish to see the application refused for the following planning reasons.  
If MBC are minded to approve it we wish to see the application reported to planning committee for decision.
    - The proposal will result in harm to the character and appearance of this rural location, with the siting, mass, scale and domestic design of the proposed building failing to maintain or enhance local distinctiveness including in relation to landscape, visual amenity and existing sporadic pattern of development. The urbanising impact of the development on this rural location will be increased by the additional associated domestic paraphernalia generated by the new house.

There are no benefits present that would outweigh the harm that has been identified. The development is contrary to policies SP17, DM1 and DM30 of the Maidstone Local Plan (2017), RH1, RH6, RH8 of the Boughton Monchelsea Neighbourhood Plan (2021) and guidance in the NPPF (2023)

- The proposed dwelling would be far removed from basic services and facilities and this would result in future occupants of the site being reliant on the private motor vehicle to travel for access to day to day needs. This reliance on the private motor vehicle would be contrary to the aims of sustainable development as set out in policy SS1 of the Maidstone Local Plan (2017) and the aims of the National Planning Policy Framework (2023)
- The proposal is south of Heath Road. As such, it does not comply with policy RH1 of the Boughton Monchelsea Neighbourhood Plan which states that 'Proposals for new residential development to the south of Heath Road (B2163) will not be supported unless they conform with national and local rural exception policies'
- The proposal does not conform with the design quality standards contained within the NPPF. The proposed design is considered to be poor and contrary to policies DM1 and DM30 of the Maidstone Local Plan
- The application does not comply with policy PWP8 of the Boughton Monchelsea Neighbourhood Plan in that it appears to contain no energy efficiency measures, EV charging points or local generation technologies

7. Any other business  
None

8. Date of Next Meeting:  
To be confirmed

Meeting closed at 7.45pm