

# Boughton Monchelsea Parish Council

## Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 30<sup>th</sup> March 2021 at 7pm via Zoom

Present: Cllrs D. Smith (Chair)  
R. Martin  
A. Humphryes  
D. Redfearn  
L. Date  
C. Jessel  
Clerk  
2 residents

1. Apologies: Cllr Edmans
2. Notification of late items for the agenda : None
3. Declaration of Interests: None
4. Applications considered (plans were available at the meeting):

**21/500798 Loddington Lane Cottage, 2 Loddington Lane, Boughton Monchelsea  
Conversion of the existing cottage together with a two storey rear / side extension to create 1 no. two bedroom dwelling and 1 no. three bedroom dwelling. Erection of 1 no. detached four bedroom dwelling**

The Parish Council wish to see the application refused for the following planning reasons. If MBC are minded to approve it then the application should be reported to MBC's planning committee for decision.

- The proposal is contrary to the Parish Council's Neighbourhood Plan which is now a material consideration. The backbone of the plan is that, apart from exceptional circumstances, there should be no development to the south of Heath Road
- The proposal would result in a substantial increase in built mass sited in an extremely prominent location fronting Loddington Lane, significantly amplifying its visual impact. The development would therefore result in a highly visible further consolidation and extension of ad hoc development in the locality, detrimental to the rural character of the area and landscape quality of the Greensand Ridge Landscape of Local Value, contrary to the provisions of policies SP17 and DM30 of the MBC Local Plan
- The proposal is immediately adjacent to the Linton Conservation Area. The conservation officer notes that the application does not sufficiently illustrate that the proposal will be a positive contribution to this conservation area. We share these concerns and feel that the proposal would make a negative contribution to the area
- We have serious concerns at the proximity of the proposal to the junction with Heath Road, particularly as Loddinton Lane is a narrow road with no footpaths. At least 6 additional vehicles and associated vehicle movements would result from the proposal

**21/500937 New Barn Farm, Park Lane, Boughton Monchelsea  
Change of use of part ground and part first floor from B2 workshop to C3 residential together with additional windows**

No objection however we were not made aware of the original application. If we had been informed we would have commented.

**21/501272 20 Furfield Chase, Boughton Monchelsea**  
**Erection of a single storey rear extension with 3 no. rooflights and loft conversion with link-pitched dormer and 2 no. Juliet balconies to rear, and 3 no. rooflights to front**

No objection however MBC should ensure there is no negative impact on the private amenity of neighbouring properties.

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

We wish to reiterate our comments on the original application, as follows :

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.

**21/501209 Land at Peens Lane, Church Hill, Boughton Monchelsea**  
**Prior notification for a general purpose agricultural building with associated hardstanding with a section of the agricultural building set aside as a farm workshop. For its prior approval to : siting, design and external appearance**

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

- The proposal is contrary to the Parish Council's Neighbourhood Plan which is now a material consideration. The backbone of the plan is that, apart from exceptional circumstances, there should be no development to the south of Heath Road
- The application, by reason of its close proximity to designated protected areas and in the designated buffer zone, fails to demonstrate the siting of the proposed building

would not cause harm to the area of Ancient Woodland and Local Wildlife Site. The development proposed would therefore be contrary to policies SP17, DM1, DM3, DM30 of the MBC Local Plan and policies within the NPPF

- The application fails to demonstrate that the proposed building would not have an adverse impact on the Grade II listed buildings, notably Keepers Cottage, Church Farm Barn and Church Farmhouse, all within approximately 200 metres of the development site. In the absence of such information the application would therefore fail to comply with SP18, DM1, DM4 and DM30 of the MBC Local Plan and policies within the NPPF
- The application, by reason of the materials used for the new building, its isolated location and the loss of the hedgerow along the road frontage, fails to demonstrate that the siting, design and appearance of the proposed building would not cause harm to the open character of the countryside. The development proposed would therefore be contrary to policies SP17, DM1 and DM30 of the MBC Local Plan and policies within the NPPF
- The structure and dimensions of the building are wholly out of keeping with the open nature of its setting and nearby historic buildings and ancient woodland as is the large area of hardstanding.
- The proposed building is substantial in size. Photographs taken at ground level do not properly represent how visible it would be from all the listed buildings and the open countryside around it (including views where it would be seen and experienced in the context of the listed buildings)
- Nearby Boughton Monchelsea Place is a grade I listed 16<sup>th</sup> century manor house with deer park. This park is included within the English Heritage 'Register of Parks and Gardens and other land of special historic interest'. A particular feature of the site is its outlook over miles of unspoilt countryside. The field which is the site of the application is separated from the deer park only by Peens Lane. The heritage statement states 'There are no direct views towards the site from Boughton Place, which is situated c. 700m to the North'. This statement is untrue as shown in the attached photo (number 1), taken from the front lawn of Boughton Monchelsea Place
- The white building seen through the trees to the left side of photo number 1 is Keepers Cottage, with the field which is the proposed site stretching all the way from the right of Keepers Cottage to the right side of the photo. The planned site of the proposed barn is clearly visible above the pitched roof of an outbuilding in The Old Vicarage to the right of the photo
- The site is also clearly visible from a section of the Greensand Way, an important and popular public right of way. The attached photo (number 2) is taken from the Greensand Way as it runs through the grounds of Boughton Monchelsea Place
- The size of the proposed building is out of scale with any possible agricultural need
- None of the alternative locations proposed address the above issues therefore the application should be refused outright
- The applicant should be invited to submit a full planning application rather than any further amended prior notification applications

5. Any other Business:

Cllr Smith noted that the Neighbourhood Plan referendum would be taking place on 6<sup>th</sup> May. This would be advertised in the Parish Council newsletter and via noticeboards, website and social media.

6. Date of Next Meeting: To be advised

Meeting closed at 7.35pm

Photo number 1, taken from the front lawn of Boughton Monchelsea Place



Photo number 2, taken from the Greensand Way as it passes through the grounds of Boughton Monchelsea Place

