

Boughton Monchelsea Parish Council

Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 15th February 2023 at 7pm in the parish office within Boughton Monchelsea village hall

Present: Cllrs D. Smith (Chair)
R. Garland
A. Humphries
Parish Clerk

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

**23/500260 Iden Farmhouse, Heath Road, Boughton Monchelsea
Repair and rebuild stone boundary wall (retrospective)**

No objection / comment

**23/500285 11A Harling Close, Boughton Monchelsea
Erection of a timber garden building in rear garden**

No objection / comment

**23/500352 Clubhouse, 18 Genn Park, Boughton Monchelsea
Retrospective application for erection of gates to residential development**

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

- We are unimpressed that the entrance gates were not included as part of the original planning application yet the homes were marketed on the basis that the development would be a 'gated community'
- We do not feel there is any need for these gates which alienate residents from the existing community
- From our discussions with residents, the development is clearly not operating in accordance with C2 use (defined as 'provision of residential accommodation and care to people in need of care'). The residents we have spoken to admit that they do not need any care and tell us they pay the minimum 2 hours a week for cleaning. In addition, there seems to be little in the way of other facilities on the site, the club house is merely a gathering point for residents. The only activity / service on offer appears to be a weekly tai chi class and there are no visiting staff, health professionals etc
- We have been in discussions with Maidstone Borough Council's enforcement team regarding various outstanding works on the site, including hard and soft landscaping

**23/500519 28 Furfield Chase, Boughton Monchelsea
Conversion of garage to form an annexe and erection of a single storey rear extension (resubmission of 22/503192) (part retrospective)**

No objection however we are disappointed that the applicant has not honoured their original planning consent, instead choosing to build a larger extension followed by submission of a retrospective planning application. We hope the planning process will change in the future to penalise people who submit retrospective applications and give Councils more teeth to refuse them

23/500597 17 Morris Close, Boughton Monchelsea
Proposed loft conversion with hip to gable roof extension, dormer window to rear elevation and 3 no. rooflight windows to front elevation and erection of a single storey rear extension

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

- The proposed loft conversion / roof extension is poorly related to the host building resulting in an obtrusive, overly bulky, unattractive, discordant and incongruous dwelling that would cause unacceptable visual harm, at odds with the other semi-detached house it is attached to
- The proposal would be an unneighbourly form of development which would dominate the outlook from adjacent properties and have an unacceptably overbearing and oppressive impact, harming the enjoyment of neighbours' private amenity space
- The proposal increases the number of bedrooms from 3 to 5. MBC should consider whether there is enough parking space available within the boundary of the property to accommodate the likely increase in cars
- It appears that existing roof mounted solar panels would need to be removed to facilitate the proposal, with no apparent thought for their relocation

5. Date of Next Meeting:
To be confirmed.

Meeting closed at 7.20pm