

# Boughton Monchelsea Parish Council

## Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 5<sup>th</sup> December 2023 at 7.30pm in the parish office within Boughton Monchelsea village hall

Present: Cllrs A. Humphryes (meeting Chair)  
J. Green  
R. Martin  
D. Redfearn  
S. Lane  
R. Garland  
Parish Clerk  
Maidstone Borough Councillor, Steve Munford

1. Apologies: Cllrs Smith and Date
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 :  
The following late items were agreed :  
23/505091 Greensand Place, Heath Road, Linton  
23/505189/SUB Lothlorien Cottage, Bottlescrew Hill, Boughton Monchelsea
4. Declaration of interests : None
5. Approval of minutes of the planning meeting held on 21<sup>st</sup> November 2023  
Cllr Humphryes proposed that the minutes of the planning meeting held on 21<sup>st</sup> November 2023 be accepted. Seconded by Cllr Martin and agreed by all members.
6. Applications considered :  
**23/505109 53 Lewis Court Drive, Boughton Monchelsea**  
**Demolition of existing garage and sunroom and erection of a new garage / store and single storey rear extension**  
No objection / comment  
  
**23/505281 53 Haste Hill Road, Boughton Monchelsea**  
**Erection of a side / rear two storey extension including replacement garage and a rear single storey pitched roof extension. Loft conversion with rear box dormer, balcony, side front entrance and front hipped roof replaced with gable end and including changes to fenestration (Resubmission of 23/504025)**  
The Parish Council wish to comment on the application as follows :  
The proposed rear box dormer is large and incongruous. It is out of proportion with the existing dwelling and does not sit comfortably within its context  
  
**23/505194 5 Saunders Field, Boughton Monchelsea**  
**Proposed garage conversion into utility / office and storage space, including insertion of new window and door to side**  
No objection / comment

**23/505131/  
PNQCLA**      **The Barn at Wierton Hill Farm, Wierton Hill, Boughton Monchelsea**  
Prior notification for the change of use of a building and any land within its curtilage from agricultural to 1 no. dwellinghouse and association operation development. For its prior approval to : Transport and Highways impacts of the development. – Noise impacts of the development. – Contamination risks on the site. – Flooding risks on the site. – Whether the location or siting of the building makes it otherwise impractical or undesirable for the use of the building to change from agricultural use to C3 (dwellinghouses). – Design and external appearance impacts on the building. – Provision of adequate natural light in all habitable rooms of the dwellinghouses

No objection / comment

**23/505091**      **Greensand Place, Heath Road, Linton**  
Hybrid Planning Application consisting of: Full Planning Application for the erection of a 73no. unit Care Home (Class C2), erection of 14no. Specialised Supported Living units for Autistic Adults (Class C3), access, drainage infrastructure and associated and ancillary works. Outline Application (Access sought, all other matters reserved) for erection of a new Hospice building ( Class C2) with associated parking, In-Patient and Out-Patient facilities and erection of up to 70no. affordable bungalows for the elderly (Class C3) and associated parking.

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

We have no objection to the proposal however we have serious concerns about any development that impacts Linton crossroads

Cllr Munford left the meeting at this point.

**23/505189/  
SUB**      **Lothlorien Cottage, Bottlescrew Hill, Boughton Monchelsea**  
**Submission of details to discharge conditions 2 – Biodiversity Enhancement, 4 – Landscape Scheme and 5 – Soft Landscaping subject to 23/504084/FULL**

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

- Condition 4 requires native or near native species planting to screen the outbuilding from neighbouring property. Bamboo is not native or near native and should not be accepted. BMAT (Boughton Monchelsea Amenity Trust) is making huge efforts to plant native species in all its open spaces, one of which is Walk Meadow, to the immediate north of the application site.
- Condition 4 requires planting to screen the outbuilding from neighbouring property. The extent of the planting shown will not screen the windows of the outbuilding from neighbouring property (the large front garden of 1 Forge Bungalows).

7. Any other business  
None

8. Date of Next Meeting:  
To be confirmed

Meeting closed at 8.15pm