

Boughton Monchelsea Parish Council

Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 13th October 2020 at 7pm via Zoom

Present: Cllrs D. Smith (Chair)
A. Humphryes
L. Date
Clerk

1. Apologies : Cllrs Jessel, Gershon, Martin and Redfearn
2. Notification of late items for the agenda : None
3. Declaration of Interests : None
4. Applications considered :

**20/503109 Land to west of 70 Church Street, Boughton Monchelsea
Erection of 24 no. new C2 extra care retirement homes, club house, bin stores and landscape scheme with associated works including roadways, parking, cycle stores, gazebo and maintenance store
(REVISED DETAILS ONLY)**

The Parish Council wish to comment on the revised information as follows :

- We still feel that the proposal represents over-development of the site however we are pleased that the applicant has taken on board our comments regarding the inappropriate location of the club house. The application should be approved only on the basis of the alternative layout provided, ie with the club house in the centre of the development and not close to existing properties.
- We would encourage the applicant to provide a green buffer to the east of the site to mitigate the detrimental effect on existing Church Street properties. The permitted scheme for 18 homes included such a green buffer and could easily be achieved in this 24 home proposal
- In accordance with KCC Highway's comments, waste collection and delivery vehicles must have a satisfactory way of turning around within the site. This must be fully addressed before approval is given as it would be completely unacceptable and dangerous for these vehicles to be reversing into the development from Church Street

**20/504292 10 Meadow View Road, Boughton Monchelsea
First floor side / rear extension**

The Parish Council wish to see the application refused for the following planning reasons and if MBC are minded to approve it then we would like to see it reported to MBC planning committee for decision.

- The side wall of the extension is to be constructed on the boundary between numbers 8 and 10. It is unacceptable to include windows on this boundary wall. In addition, any projections from this boundary wall such as flues, windows and roof overhang would be encroaching onto neighbouring property.
- Constructing and maintaining the proposal would not be possible without access onto neighbouring property
- If this proposal were approved then it would take away the right of the neighbour to do a similar extension without turning the properties into a terrace and blocking the side window

- We are concerned at the detrimental effect of the proposal on the private amenity of the neighbouring property, ie lack of light and direct overlooking

**20/504291 28 Church Street, Boughton Monchelsea
Erection of a two storey side and rear extension, changes to fenestration and internal alterations**

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

- The proposal appears to be an improvement on the existing extension, removing the flat roof however it is unacceptable to include windows on a boundary wall
- We are concerned at the comment in the design and access statement that 'a side passage/ right of way has been agreed with No 30, as marked on the site plan, for wheeling in the bins, and access for garden maintenance'. We assume this is an informal arrangement and should there be a future change of neighbour the property could be left with no access to the rear apart from through the house

5. Any other Business:

Cllr Smith noted that the Neighbourhood Plan consultation had now closed. A number of comments had been received and the next stage in the process would be independent examination.

Members discussed the take up of local needs affordable housing at the Lyewood development. It was agreed that the clerk should ask the housing association, Town & Country Group, how many of these homes had been allocated to those with a local connection to the parish.

CLERK

6. Date of Next Meeting: To be advised

Meeting closed at 7.40pm