

Boughton Monchelsea Parish Council

Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 24th April 2018 at 7.00pm in the parish office

Present: Cllrs J. Gershon (meeting Chair)
R. Edmans
D. Redfearn
Clerk

1. Apologies: Cllrs Smith, Brown and Martin
2. Notification of late items for the agenda : None
3. Declaration of Interests: As a close neighbour, Cllr Gershon declared an interest in 17/503852 Wierton Place
4. Applications considered (plans were available at the meeting):

**18/501094 79 The Quarries, Boughton Monchelsea
Proposed outbuilding**

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

- Business use should not be permitted
- Consideration should be given to the amenity of neighbouring residents
- The land should remain as garden space, ie no change of use to storage for a number of vehicles

**18/501463 Amber Green Cottage, Back Lane, Boughton Monchelsea
Erection of a two storey infill extension and part conversion of garage
into a habitable space**

If the Borough Council is minded to approve the application then a condition should be added to ensure that the property remains a single dwelling

**18/501522 Land at Church Street and Heath Road, Boughton Monchelsea
Removal of Condition 12 Energy efficiency of planning permission
15/509961/FULL – (Erection of 41 no. residential units together with
associated access, parking and landscaping on land located at Heath
Road / Church Street junction)**

The Parish Council would expect MBC to ensure that the design of the buildings complies with building regulations. We would be surprised if MBC were not able to set conditions relating to energy efficiency

**17/503852 Wierton Place, Wierton Road, Boughton Monchelsea
Proposed development of 4 no. new dwellings and associated external
works (AMENDED DETAILS ONLY)**

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

- We note that the correct certificate has now been submitted
- We are extremely concerned that a significant number of trees now appear to be marked for removal when previously they were to be retained. This includes trees across the whole site, not just in the vicinity of the 4 new dwellings

- We are concerned that although this application relates only to the 4 new dwellings, there appear to be changes to the landscaping details relating to site as a whole
- We would like to reiterate the comments we made on the original application :

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

1. The Greensand Way runs directly along the back of the proposed gardens and it is vital that the open feel of this historic public right of way is retained. The drawings and details provided are unclear as to the way this boundary would be marked. 'Proposed railings' are mentioned however railings would be wholly unsuitable in this natural, rural location. Low level chestnut (post and rail) fencing would be appropriate
2. The houses are very large and would create an impenetrable wall, restricting view from the greensand way. The landscaping scheme should be carefully designed in order that glimpses of the Victorian greenhouse can be seen, as has been the case for many years. The landscaping design should retain an open feeling for users of the adjacent public right of way. This open feel will also be important for the new residents, due to the limited amenity space at the back of each property. It is vital not to close these properties in from their surroundings
3. The houses are substantially larger than those originally proposed. This significant increase in footprint means that we would not want any changes to the design or increase in footprint anywhere else on the overall site
4. We are encouraged by the approach taken with the Victorian greenhouse and would like public access to this to be considered. This is a heritage asset that the Parish Council has worked hard over the years to preserve and we feel it is only right that public access, in some way, should be achieved
5. There should be no revisiting of the design if there are any future changes of title, prior to the commencement of construction work

5. Any other Business:

The clerk explained that an e-mail had been received from a resident in Linton regarding planning application 18/501181 Land south of Redwall Lane, Linton. The resident expressed concern at the proposed increase in HGV movements and suggested that this could have an impact on Heath Road. This was discussed by members and it was noted that the traffic management plan for both the Redwall Lane and River Farm applications would need to be considered together in order to assess the potential impact on traffic in Boughton Monchelsea.

6. Date of Next Meeting: To be determined according to need.

Meeting closed at 7.50pm