

# Boughton Monchelsea Parish Council

## Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 10<sup>th</sup> January 2023 at 9pm in the committee room within Boughton Monchelsea village hall

Present: Cllrs A. Humphries (meeting Chair)  
R. Garland  
R. Martin  
N. Wilde  
Parish Clerk

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

**22/505455 Land south of Heath Road, Boughton Monchelsea  
Erection of a two-storey dwelling with associated driveway and garden, including creation of new vehicular and pedestrian accesses**

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

- The proposal would cause unacceptable harm to the character and appearance of the countryside which is protected for its intrinsic value, introducing an additional new dwelling into this rural location with associated additional domestic paraphernalia. The development is contrary to policies SS1, SP17, DM1, and DM30 of the Maidstone Local Plan (2017) and the aims of the National Planning Policy Framework (2021)
- The proposal is contrary to policy PWP11 of the Boughton Monchelsea Neighbourhood Plan as it would result in the loss / deterioration of coppiced woodland. This woodland is subject to a TPO.
- The proposal is contrary to policy RH1 of the Boughton Monchelsea Neighbourhood Plan as it is south of Heath Road and does not conform with national and local rural exception policies
- The proposal fails to comply with policy RH6 of the Boughton Monchelsea Neighbourhood Plan 'Design of new housing development'
- The provision of this new dwelling in an unsustainable location would result in an overreliance on the private motor vehicle for future occupants to meet their daily needs. As such, it is contrary to policy SS1 of the Maidstone Borough Local Plan 2017 and the National Planning Policy Framework 2021 (as amended)

**22/501895      Rosewood (Phase 4 and 5), land south of Sutton Road, Langley**  
**Approval of reserved matters (appearance, landscaping, layout and scale being sought) for phases 4 and 5 for the erection of 238 no. residential dwellings (use class C3) with associated landscaping, public realm, playspace, car parking and infrastructure. In addition to approving details for condition 9 (ecological mitigation), condition 10 (ecological design strategy), condition 11 (construction environmental management plan) and condition 15 (aboricultural implications assessment) pursuant of outline application 15/509015**

No objection however the following points should be fully considered :

- Provision of renewable energy sources such as air / ground source heat pumps or photo voltaics
- Provision of EV charging points
- Exclusively native planting within the landscape plan
- Provision of swift and bee bricks, bat and bird boxes
- Wildlife friendly boundaries
- Encourage high levels of thermal insulation and airtightness
- Permeable parking and footway surfaces
- Avoidance of light pollution as much as possible in external lighting design
- Installation of rainwater harvesting systems
- Upgrading of main sewerage infrastructure to cope with additional homes being built and in order to minimise discharge of waste into rivers and the sea

5.      Date of Next Meeting:  
To be confirmed.

Meeting closed at 9.25pm