

Boughton Monchelsea Parish Council

Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 15th November 2022 at 7pm in the parish office within Boughton Monchelsea village hall

Present: Cllrs D. Smith (Chair)
A. Humphryes
R. Roome
C. Jessel
R. Edmans
R. Martin
Parish Clerk

1. Apologies: Cllrs Garland and Date
2. Notification of late items for the agenda : None
3. Declaration of interests : None.
4. Applications considered :

**22/504450 Boughton Lodge, Peens Lane, Boughton Monchelsea
Erection of 1 no. dwelling with associated access, parking and amenity space**

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

- The proposal would be contrary to policy SS1 and Policy SP17 of the Maidstone Borough Local Plan and paragraph 170 of the NPPF as it will result in harm to the character and appearance of the rural area by virtue of adding significant built form in this countryside location and would lead to increased domestication within the countryside
- The proposal would be contrary to Policy SS1 of the Maidstone Borough Local Plan and paragraphs 78 and 79 of the NPPF by introducing a new dwelling into an unsustainable location which is poorly served by basic services and public transport
- The proposal is south of Heath Road. As such, it does not comply with policy RH1 of the Boughton Monchelsea Neighbourhood Plan which states that 'Proposals for new residential development to the south of Heath Road (B2163) will not be supported unless they conform with national and local rural exception policies'
- The proposal does not conform with the design quality standards contained within the NPPF. The proposed design and materials are considered to be poor and contrary to policies DM1 and DM30 of the Maidstone Borough Local Plan
- The application does not comply with policy PWP8 of the Boughton Monchelsea Neighbourhood Plan in that it contains no energy efficiency measures, EV charging points or local generation technologies
- A viability business plan covering use of the stables has not been provided. The application should be assessed by MBC's agricultural advisor to assess the need for a new dwelling

- The application site contains newly planted trees which would need to be removed

22/505085 8 Petlands, Boughton Monchelsea
TPO application to fell / remove one large oak tree in the rear garden due to the tree causing shade in the back garden and may cause damage to other properties if left to continuously grow out

The Parish Council objects to the removal of this tree and concurs with the neighbour comments on the planning portal but will leave MBC's landscape officer to assess the application

22/504814 The Limes Heath Road, Boughton Monchelsea
Demolition of 2 no. existing structures and erection of 1 no. detached chalet bungalow with associated parking and cycle storage

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

- The proposal represents over development of the site as well as inappropriate, backland development
- The area is an artificially brownfield site and we question whether the existing buildings to be demolished ever had planning permission. We note the contents of an MBC letter dated 18/1/16 and recorded under planning application 15/508889. This letter states that all the existing buildings do not appear to meet the definition of an agricultural building and requested further information to explain what trade or business the buildings were being used for. It appears this information was not forthcoming and the application was subsequently withdrawn
- The proposed development would be detrimental to the residential amenities of neighbouring dwellings and would cramp the existing house to the north (West Barn) in particular
- The application does not comply with policy PWP8 of the Boughton Monchelsea Neighbourhood Plan in that it contains no energy efficiency measures, EV charging points or local generation technologies. We are confused by the 'Retro Fitting' section in the design and access statement when the proposal is for a new build

22/504940 Rivendale, Brishing Lane, Boughton Monchelsea
Conversion of existing oast barn structure with new / altered openings to provide ancillary accommodation including reinstatement of oast roof / cowl

The Parish Council have no objections but would like to comment on the application as follows :

- The proposal should remain ancillary to the main house in perpetuity
- Policy PWP3 of the Boughton Monchelsea Neighbourhood Plan recognises all oast houses as non-designated heritage assets. As such MBC's conservation officer should be fully consulted on the application

5. Date of Next Meeting:
To be confirmed.

Meeting closed at 7.35pm