

# Boughton Monchelsea Parish Council

## Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 29<sup>th</sup> November 2022 at 6pm in the parish office within Boughton Monchelsea village hall

Present: Cllrs D. Smith (Chair)  
R. Roome  
R. Edmans  
R. Martin  
R. Garland  
L. Date  
Parish Clerk

1. Apologies: Cllrs Redfearn, Wilde and Humphryes. It was noted that Cllr Jessel had resigned from the planning committee on 28/11/22 due to time needed for other commitments.
2. Notification of late items for the agenda : None
3. Declaration of interests : Cllr Edmans declared an interest in the two planning applications relating to Gladstones and did not take part in discussions or vote on these items.
4. Applications considered :

**22/505038 Lothlorien Cottage, Bottlescrew Hill, Boughton Monchelsea  
Conversion of existing detached garage to a residential annexe  
ancillary to the main dwelling house**

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

- If MBC are minded to approve the application then it should be assigned for single family use only, ie the same family that are living in the main dwelling
- MBC should thoroughly check the parking arrangements as we do not believe there is space for 7 vehicles, as stated
- The conservation officer should be fully consulted on the application, particularly as there is an undesignated heritage asset (old lime kiln) immediately behind the garage
- Permitted development rights should be removed. We believe this will be the case anyway as the site is within a conservation area but this should be included in any planning conditions
- We are concerned at the proposed materials to be used. Whether uPVC has been used in the existing dwelling or not, the site is within a conservation area and every effort should be made to ensure good design and use of natural materials, not uPVC windows and doors
- The application drawings are inconsistent – the elevation drawing shows a single door and window to the front and a single door and two windows to the rear whereas the 3D plan in the planning statement shows a front door plus French doors to the front elevation. This inconsistency should be cleared up by the submission of revised details prior to the application being decided

**22/505126 Land at Loddington Farm, Loddington Lane, Linton  
Section 73 – Application for removal of condition 18 (BREEAM Rating) pursuant to 21/503547/FULL for – Erection of single storey farm shop and cold store building including creation of new vehicular accesses, parking and landscaping**

The Parish Council's view is that MBC's environmental team are responsible for determining whether the BREEAM rating should remain, based on the use class of the building

**22/505105 Gladstones, The Quarries, Boughton Monchelsea  
Erection of a single storey extension including insertion of roof light and changes to fenestration. Creation of a new parking area**

No objection / comment

**22/505106 Gladstones, The Quarries, Boughton Monchelsea  
Listed building consent for the erection of a single storey rear extension, internal and external alterations including removal of walls / doors, replacement of windows, timber cladding and insertion of roof light**

No objection / comment

**22/505381 Meadowside, Heath Road, Boughton Monchelsea  
Loft conversion with side extension, insertion of a rear dormer and 5 no. roof windows. Erection of a single storey rear extension to replace existin conservatory**

No objection however the Parish Council is concerned at the height of the gable walls and MBC should ensure there is no adverse impact on the private amenity of neighbouring properties

**22/503721 2 Wierton Corner Cottages, Wierton Hill, Boughton Monchelsea  
Demolition of existing porch and erection of a part single storey, part two storey side extension (REVISED DETAILS ONLY)**

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

- Despite the revised details, the proposal still constitutes overdevelopment, almost doubling the size of the house, changing its nature and character and compromising the composition of both semi-detached properties
- The Boughton Monchelsea Neighbourhood Plan discourages development to the south of Heath Road
- The proposal is in the vicinity of two listed buildings

5. Date of Next Meeting:  
To be confirmed.

Meeting closed at 6.35pm