

# Boughton Malherbe Parish Council

## Minutes of a Planning Committee Meeting held by teleconference at 7.00pm on Monday 2<sup>nd</sup> November 2020

**Present:** Cllrs R Turner (chair); R Galton; N. Eastwood;  
**Clerk:** Mr Chris Hume

1. Declaration of anybody filming/recording this meeting. None
2. Apologies for Absence – Cllr Adams
3. Declarations: **(i)** Declarations of Interest in items on the Agenda - none  
**(ii)** Declarations of Lobbying - none
4. Approval of Minutes of the Planning Meeting on 13<sup>th</sup> July 2020 – approved subject to the Clerk swapping the two items which were transposed with the wrong headings attached to each decision
5. Planning Applications:

**(i) Public Session** – no public present

**(ii) APPLICATION REF: 20/504038/FULL PROPOSAL:** Demolition of a detached double garage. Erection of 1.no detached two bedroom chalet bungalow with associated driveway and parking (revised scheme: 19/505066/FULL). ADDRESS: Kitsilano Headcorn Road Grafty Green Maidstone Kent ME17 2AN

It was agreed that the Council will object to this application. Draft comments circulated prior to the meeting were discussed and it was agreed to include these with the objection as follows:

The Boughton Malherbe Parish Council objects to this application for the following reasons:

- 1) The design of the proposed development, either exactly as the application or as being built, dominates from a very small site and is not in keeping with the surrounding properties as required by DM 33, para 5.33 of the Borough Local Plan. The increased dormer window size adds to the overbearing appearance.
- 2) The application states that work has not yet started. In fact, work has started and the building is now above ground floor level
- 3) The plan dimensions, height above damp course, and damp course level are the same on both applications and the damp course at the front is shown as the minimum height above ground level of 3 bricks plus mortar. That ground level is the same as exists today at the front building line. See sections Drg 2189-13A of 19/505066/FULL

The building has been constructed up to damp course level at a height of 8 bricks plus mortar from ground level at the front building line which will make a big addition to the overall height and dominant, overbearing appearance of the building from Church Road. This construction is a breach of the original approval and the current proposal if approved.

For clarity, the front door is being built five courses higher than the original plan.

4) The consequent raised level of the windows will also mean a further loss of privacy to the bedrooms of the bungalows on the opposite side of church road to which the residents had strongly objected when the previous approved application was submitted.

The Boughton Malherbe Parish Council requests that the current construction works are stopped and an order made to reduce the building height back down to the original approved level shown on application 19/505066/FULL which is the same as shown on the current application 20/504039/FULL.

**6. Further Information - none**

**The Meeting closed at 7.15pm**