

Boughton Monchelsea Parish Council

Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 16th April 2024 at 7.30pm in the committee room within Boughton Monchelsea village hall

Present: Cllrs D. Smith (Chair)
R. Martin
A. Humphries
Parish Clerk
2 members of the public
Cllr Anne Dawes (attending as a visitor)

1. Apologies: Cllrs Redfearn, Green and Garland
2. Filming of meetings :
Nobody expressed any intention of filming the meeting.
3. Notification of late items for the agenda : None
4. Declaration of interests : As a neighbour, Cllr Martin declared an interest in application reference 24/501351
5. Approval of minutes of the planning meeting held on 12th March 2024
Cllr Smith proposed that the minutes of the planning meeting held on 12th March 2024 be accepted. Seconded by Cllr Martin and agreed by all members.
6. Applications considered :
24/501257 20 Morris Close, Boughton Monchelsea
Erection of single storey side and rear extension including insertion of 3 no. rooflights
MBC should ensure there is no adverse impact on neighbours' private amenity

24/501012 The Limes, Heath Road, Boughton Monchelsea
Erection of a second floor extension with a loft conversion including insertion of roof lights
The Parish Council wish to see the application refused for the following planning reasons. If MBC are minded to approve it, we would like the application reported to planning committee for decision
 - The proposal constitutes overdevelopment of the site and is inappropriate in scale compared with the existing adjacent two storey buildings and general street scene
 - The proposal would cause unacceptable overlooking to the existing dwellings to the north
 - The design and access statement states that the existing and proposed use class is C3. We understand the dwelling is currently used as an HMO which does not fall within C3 use
 - We are advised that there are already multiple vehicles parked on the site which would only increase if the proposal were approved. Access to the existing properties to the north of the site is narrow and sometimes blocked by vehicles associated with The Limes. There is insufficient parking space to accommodate any increase in the number of people residing at the property and we also have concerns regarding emergency access to East and West Barns, to the north

- There is insufficient space on the site for any increase in refuse storage. Refuse collection arrangements are also a concern, given the number of vehicles associated with the property and the lack of turning space
- The proposal fails to comply with policies PWP4, RH1 and RH8 of the Boughton Monchelsea Neighbourhood Plan. Further details as follows :
 - Policy PWP 4 states that development should be '*in keeping with its location*'
 - Policy RH1 states that development should '*sit comfortably alongside existing development respecting the privacy, wellbeing and quality of life of any existing residents. Supporting information shall include information on streetscene impact and relationship to wider context and topography where appropriate in order to properly assess the impact*'. The application fails to consider the impact of the proposal on the existing street scene
 - Policy RH8 states that development should '*i) be of the highest visual quality appropriate to the area both in itself, and how it impacts on the setting and significant views of the wider village and parish ii) reflect local characteristics in terms of topography, ridge heights, layout, plot size, and materials*'

24/501174 Beresfords Lodge, Beresfords Hill, Boughton Monchelsea
Erection of a single storey rear extension for disabled bedroom and shower room with family sensory day room

The Parish Council has no objection in principle to the application but would like to comment as follows :

- MBC should ensure the proposal fully complies with DDA requirements including ensuring that external doors are wheelchair accessible
- Materials used should match the existing building

24/501351 Boreen, Heath Road, Boughton Monchelsea
Retention of existing outbuilding used as combined home office / annexe (retrospective)

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

- MBC should include a condition preventing use of the annexe for self-contained living

7. Any other business
 None

8. Date of Next Meeting:
 To be confirmed

Meeting closed at 8.35pm