

Boughton Monchelsea Parish Council

Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 20th December 2022 at 7pm in the parish office within Boughton Monchelsea village hall

Present: Cllrs D. Smith (Chair)
A. Humphries
R. Garland
D. Redfearn
Parish Clerk
3 residents

Cllr Smith expressed condolences on behalf of all planning committee members on the sad passing of Cllr Rowland Roome who would greatly missed.

1. Apologies: Cllrs Martin, Date, Wilde and Edmans
2. Notification of late items for the agenda : None
3. Declaration of interests : Cllr Garland declared an interest in the Cliff House planning application as he had submitted a neighbour response, objecting to the application.
4. Applications considered :

22/500119 Cliff House, Cliff Hill, Boughton Monchelsea
Retrospective application for the change of use to garden land and the erection of 1 no. outbuilding to house home gym with associated decking, patio and hot tub (REVISED DETAILS ONLY)

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

- We are concerned at the level of interaction between MBC's officer and the applicant and the apparent steering that if the applicant amends the application as suggested by the officer the more likely it will be to get approved
- It should be noted that, contrary to the documents submitted by the applicant, the outbuilding can be seen from the public road and was constructed in early 2020, not 2021
- The Parish Council's original response to the application still stands and if MBC are minded to approve it then we wish to see the application reported to planning committee for decision

22/505657 25 Bridger Way, Maidstone
Erection of a part first floor side, part two storey front and rear extension including changes to fenestration

MBC should satisfy themselves that the extension can be constructed without impacting the next door neighbour's car port.

22/504888 41 The Quarries, Boughton Monchelsea
Erection of a single storey side extension to form garage (retrospective)

No objection / comment

22/505766 The Old Farmhouse, The Green, Boughton Monchelsea
Demolition of lean to conservatory and erection of single storey rear extension

No objection / comment

22/505767 The Old Farmhouse, The Green, Boughton Monchelsea
Listed building consent for demolition of lean to conservatory and erection of single storey rear extension

No objection / comment

22/505433 Land off East Hall Hill, Boughton Monchelsea
Outline planning permission with all matters reserved for the erection of 4 barn structures

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.

- We are extremely concerned at the apparent lack of need for these four additional barns and expect MBC's agricultural consultant to be engaged to determine whether there is a justifiable need for these buildings. From our extensive local knowledge and from speaking to neighbouring residents there appears to be no evidence whatsoever of equestrian use of the site in the past. There are no horses on East Hall Hill and only a few on the applicant's land off Long Lane / Peens Lane where we understand equestrian facilities already exist; in fact the applicant has another planning application in for yet more equestrian accommodation at his property, Boughton Lodge where the horses are kept
- There are significant inaccuracies in the design and access statement :
 - The document states that '***the existing barn structures have been used as an equestrian stable to allow horses to graze for nearly 16 years and this purpose will be retained whilst utilising the site by providing two garage spaces, two stable units and living accommodation within the proposed structures to help continue the upkeep of the horses and site***'. The existing structures have been in place for around 12 years, not 16 and have never been used as equestrian stables and there are no horses on the land or adjacent. We understand that in all the time they have been there, the existing barns have only been used for the storage of hay and there has been and continues to be very little in the way of comings and goings to and from the site
 - The existing barns are constructed wholly from corrugated metal, there is no timber cladding. There are no side windows in the existing barns, only small corrugated plastic roof lights
 - The conclusion states that '***the scheme seeks to utilise the space within the existing parcel of land by proposing structures that respect the position and scale of the existing structure and local area whilst considering the relevant policies put forth by the Boughton Monchelsea Parish Council and Maidstone Borough Council***'. The proposal fails to respect the local area and does not comply with MBC and NHP policies
- The proposal fails to comply with MBC Local Plan policies DM30, DM34, DM36, DM37, DM41 and SP17
- The proposal fails to comply with Boughton Monchelsea Neighbourhood Plan policies RH1, RH8, LRE1 and LRE2
- The site is immediately adjacent to a Landscape of Local Value

22/505810 42 Lockham Farm Avenue, Boughton Monchelsea
Garage conversion to habitable room including new windows and roof lights

No objection / comment

22/505822/ Land at Lower Farm Road, Boughton Monchelsea
AGRIC Prior notification for erection of agricultural storage building. For its prior approval to : siting, design and external appearance

It was noted that the Parish Council is not a statutory consultee on prior notification applications however the following response was agreed :

- MBC's agricultural consultant should be engaged to determine whether there is a justifiable need for this additional storage building
- We are concerned at the location of the proposal, set in a highly visible position next to the road and feel that if there is a justified need then the building should be located closer to the existing barn. We note the comment in the planning statement that for insurance and health and safety purposes the proposal has been located away from the other barn however we feel there is no need for this large distance between them. MBC Local Plan policy DM30 (Design principles in the countryside) states that '***any new buildings should, where practicable, be located adjacent to existing buildings or be unobtrusively located and well screened by existing or proposed vegetation ...***'
- If MBC are minded to approve the application then landscaping should be conditioned, to protect the adjacent ancient woodland and views

5. Date of Next Meeting:
To be confirmed.

Meeting closed at 8.05pm