

Boughton Monchelsea Parish Council

Notes relating to planning applications 20/501283 and 20/501284 29th April 2020

During the COVID-19 crisis it is not possible for the Parish Council's planning committee to hold face to face meetings. Advice received from the National Association of Local Councils states that during this time, records of any decision making will be sufficient.

The Parish Council have agreed that any planning applications that are received during this time will be reviewed and commented on by Planning Committee Chairman, Doug Smith, wherever possible. The clerk will then forward these comments to the rest of the planning committee for agreement / further comment before collating a response and submitting this to MBC.

The following planning applications were reviewed during week commencing 28th April 2020 :

Ref. 20/501283 and 501284 (listed building consent)

Address : Swiss Cottage, Bottlescrew Hill, Boughton Monchelsea

Proposal : Erection of a double bay garage with pitched roof and catslide on either side with storage

Comments due by : 30th April 2020

Cllr Smith's response to the applications was as follows :

I have viewed the associated documents and briefly visited the site. Given that the design and materials proposed reflect (to a degree) an interpretation of Kent rural / agricultural buildings I see no reason to object to this application. Whilst it is within the curtilage of the grade II listed Swiss Cottage it is in fact somewhat divorced from the house and the main part of the land on which the house sits. The proposed single storey building sits on a separate piece of land separated from Swiss Cottage by the lane accessing 'The Maltings'.

Cllrs Gershon, Redfearn, Brown, Edmans and Martin confirmed by e-mail that they were in agreement with Cllr Smith's comments.

Cllr Edmans commented further as follows :

I agree with the points already raised but additionally have 2 comments:

- 1) this application fails within a conservation area so assume all requirements associated with that are/will be met*
- 2) the area the garage will be built is in an area currently quite open so aesthetics will change to a degree (a comment not an objection)*

Cllr Gershon commented further as follows :

I visited the site on BMAT business and spoke with the applicants so should declare that I have been lobbied.

*I fully agree with Doug's comments except that I think we should **support** the application. It should be a good fit within the area and removes two vehicles from full sight*

Cllr Smith responded as follows :

I would be more than happy for us to support the application.

Re your comment about removing two vehicles from sight, remember that the proposal still retains the hard standing in front of the proposed garage and carport building so I think it's likely the vehicles will be parked on that a fair bit of the time.

Cllr Gershon responded further as follows :

Yes I saw it was an increase of two spaces and agree we can't assume they won't get used. I didn't talk to the owners about this but I was thinking that the car under the plastic cover might go in the garage and the carport will be as nearly easy to use as outside. The rest might be used, including perhaps visitor parking so opening up The Maltings entrance. Yes if we can support it I think that would be fair.

Cllrs Redfearn, Edmans, Martin, Gershon and Brown were in agreement with Cllr Smith's final comments and therefore the following submission to MBC was agreed :

The PARISH Council wish to see the applications approved by MBC

This was submitted to MBC on 29/4/20