

Boughton Monchelsea Parish Council

Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 15th August 2023 at 7pm in the parish office within Boughton Monchelsea village hall

Present: Cllrs D. Smith (Chair)
A. Humphries
R. Martin
R. Garland
J. Green
D. Redfearn
S. Lane
Parish Clerk

1. Apologies: Cllr Date
2. Filming of meetings :
No members of the public were present and nobody expressed any intention of filming the meeting.
3. Notification of late items for the agenda : None
4. Declaration of interests : None
5. Approval of minutes of the planning meeting held on 18th July 2023
Cllr Smith proposed that the minutes of the planning meeting held on 18th July 2023 be accepted. Seconded by Cllr Humphries and agreed by all members. Cllr Smith signed the minutes.
6. Applications considered :
23/503337 Stilebridge Paddock, Stilebridge Lane, Linton
Erection of an agricultural barn
The Parish Council wish to comment on the application as follows :
 - MBC's agricultural adviser should be consulted on the application to determine whether there is a genuine need for this barn
 - We are concerned at the potential loss of daylight / overshadowing to the adjacent property
23/503038 Swallowfields, Haste Hill Road, Boughton Monchelsea
Erection of a new four bedroom detached chalet bungalow with front and rear facing dormers and associated access, parking and garden
No objection / comment

23/503409 30 Hook Way, Maidstone
Part garage conversion
No objection / comment

23/503514 6 Lewis Row Cottages, Hermitage Lane, Boughton Monchelsea
Demolition of detached garage. Erection of part two storey part single storey side extension with front dormer. Raising of flat roof on single storey rear extension and changes to fenestration
No objection / comment

23/503056 Land at 70 Church Street, Boughton Monchelsea
Outline planning application (with all matters reserved except access) for the erection of a bungalow with associated access on the land rear of 70 Church Street

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

- Section 6.1.5 of the Design and Access statement states 'The illustrative bungalow would comprise a three-bedroom dwelling with an entrance lobby, kitchen and utility, W.C., lounge, bedroom/study and dining room' however the proposed floor plan shows a 2 bedroom bungalow with an open plan lounge / kitchen / diner with a single bathroom, no utility room and no study / additional bedroom. The application documents are therefore inconsistent. The site is not big enough to accommodate a 3 / 4 bedroom bungalow and the design and access statement should be amended to suit the 2 bedroom bungalow shown on the floor plan
- The Design and Access statement contains numerous inaccuracies which are corrected as follows :
 - 2.1.4 The site is visible from Church Street
 - 2.1.6 Boughton Monchelsea is a smaller village based on the MBC Local Plan review
 - 2.1.11 Church Street is narrowed by parked vehicles along its entire length, not between numbers 70 and 58 as described
 - 2.1.14 There is no regular bus service to Maidstone or other local settlements. There is a once a week bus only
 - 2.1.15 There is no hairdressers or beer barn in the village
 - 6.1.29 The gated entrance to the C2 site was refused planning permission and is therefore not approved
 - 6.1.34 Frequent bus services are not accessible within 35m from the site. There is a once a week bus only

23/503531 21 Bridger Way, Boughton Monchelsea
Garage conversion to habitable room, erection of a single storey rear extension and loft conversion with rear dormer window

No objection however we are concerned at the potential lack of parking provision resulting from increasing the number of bedrooms from 4 to 5

23/501716 Cherry Barn, Old Tree Lane, Boughton Monchelsea
Change of use of agricultural land to residential land and erection of 1 no. dwelling with associated parking, landscaping and amenity area, including part demolition of existing unauthorised structure (part retrospective) (resubmission of 22/504298) REVISED DETAILS ONLY

It was noted that the only revision appears to be the wording of the application which now acknowledges the proposed change of use of agricultural land to residential land. It was agreed that no further response should be returned.

Cllr Lane stated that he would like to join the planning committee. This was agreed.

7. Any other business
None

8. Date of Next Meeting:
To be confirmed.

Meeting closed at 8.05pm