

Boughton Monchelsea Parish Council

Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 8th February 2022 at 7pm in the parish office within Boughton Monchelsea village hall

Present: Cllrs A. Humphryes (Meeting Chair)
R. Martin
R. Garland
R. Roome
L. Date
Clerk

1. Apologies: Cllrs Redfearn, Edmans and Jessel
2. Notification of late items for the agenda : None
3. Declaration of Interests: As a neighbour, Cllr Garland declared an interest in 22/500119 and did not take part in agreeing the Parish Council's response to this application.
4. Applications considered :

**22/500119 Cliff House, Cliff Hill, Boughton Monchelsea
Retrospective application for the erection of 1 no. outbuilding to house home gym with associated decking, patio and hot tub area**

The Parish Council wish to see the application refused for the following planning reasons. If MBC are minded to approve it then the application should be reported to MBC's planning committee for decision.

- The building is detrimental to the setting of the adjacent listed building
- The building is intended to be ancillary yet is unreasonably remote from the existing house
- The scale of the building is disproportionate and is highly visible from the surrounding countryside
- The building does not appear to be within the confines of the garden land of the existing house. The land it is sited on appears to have been purchased as agricultural land and we suggest the Borough Council checks this before deciding on the application to verify whether a change of use application is required
- BMAT own land immediately adjacent to the site (known as 'Walk Meadow') yet have not been consulted on this application
- The proposal is not within the Boughton Monchelsea village development boundary and it therefore fails to comply with NHP policies PWP4 and RH1
- The proposal fails to comply with NHP policy PWP5 in that it would prevent the continued use of this piece of land for countryside / agricultural purposes. Satellite imagery shows that this parcel of land (land registry ref K806797) has been used in the past for grazing sheep and it appears there has been no approved change of use from agricultural land to residential garden
- This large block of a building detracts from the open character of the area and therefore fails to comply with NHP policy PWP5

- The proposal does not fit well within its context and harms neighbours' amenity in terms of its proximity to adjacent residential gardens (at the bottom of the cliff face). It therefore fails to comply with NHP policy RH7

21/505780 48 Roman Way, Boughton Monchelsea
Change of use of land to residential garden and erection of
boundary fence (retrospective)

No objection / comment

21/502103 Land north of Green Lane and east of Church Street, Boughton
Monchelsea
Outline application with access matter sought for erection of 3 no.
self build residential dwellings with associated landscaping,
drainage and earthworks and creation of new access from
Beresfords Hill / Church Lane. (Matters of appearance,
landscaping, layout and scale are reserved for future
considerations) NOTIFICATION OF APPEAL Ref.
APP/U2235/W/21/3283194

Appeal response agreed as follows :

The Parish Council wishes to reiterate its original objection to the application as follows:

- The proposal is contrary to policies SP11-1 and SP12 of MBC's Local Plan in that the site lies outside the designated settlement boundary
- The proposal fails to satisfy any of the requirements of policy SP17 paragraph 4.95 of MBC's Local Plan
- The proposal is contrary to policy SP17 of MBC's Local Plan in that this type of development is not supported by any other policy within the plan
- Highway safety is a concern – access to the site is via a bend on a narrow section of road

In addition to the above, the Boughton Monchelsea Neighbourhood Development Plan is now 'made' and is therefore a material planning consideration. The application fails to comply with the following policies contained within this plan :

- The proposal is not within the Boughton Monchelsea village development boundary and therefore fails to comply with NHP policies PWP4 and RH1
- The proposal would detract from the open character of the area and therefore fails to comply with NHP policy PWP5

5. Date of Next Meeting:
 To be agreed

Meeting closed at 7.20pm