

Boughton Monchelsea Parish Council

Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 14th July 2020 at 7pm via Zoom

Present: Cllrs D. Smith (Chair)
R. Martin
B. Brown
R. Edmans
A. Humphryes
A. Whybrow
D. Redfearn
Clerk

1. Apologies: Cllrs Jessel and Date
2. Notification of late items for the agenda : None
3. Declaration of Interests: None
4. Applications considered (plans were available at the meeting):

**20/502707 The Old Farmhouse, The Green, Boughton Monchelsea
Listed building consent for replacement of existing external timber windows and doors**

No objection however the Parish Council feel that the Conservation Officer's opinion should be sought regarding the large paned porch to the rear of the property. If windows and doors are to be replaced then it may be an appropriate opportunity to construct a more period looking porch.

**20/502465 Selby Shaw, Heath Road, Boughton Monchelsea
Erection of a timber frame double garage**

No objection / comment

**20/502593 Church Farm, Church Hill, Boughton Monchelsea
Listed building consent for the erection of a two storey rear extension and attached greenhouse together with internal and external alterations.
Demolition of existing two garages**

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

- We are concerned at the addition of a greenhouse on the prominent south elevation. This would be incongruous and detrimental to the existing listed building. A freestanding greenhouse could easily be sited in a more discreet location elsewhere within the curtilage
- We would like to see more information on the design and materials proposed for the new garages as these will be prominent when looking south down Church Hill
- Insufficient detail has been provided to establish how visible the two storey extension will be
- Annotations on the drawing are incorrect. East and west elevations are incorrectly marked

20/502890 8 Lewis Court Drive, Boughton Monchelsea
Conversion of existing garage to a habitable space with a single storey front extension

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

- We are concerned at the potential loss of parking due to the existing short driveway

20/502940 Lewis Court Cottage, Green Lane, Boughton Monchelsea
Erection of a detached dwelling with parking and landscaping

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

- a) The proposed additional dwelling would have a detrimental effect on the setting of the three adjacent listed buildings and would alter the context within which they have sat for hundreds of years. We believe it is important to recognise that a listed property is the whole demise, not just the building itself and therefore the setting is particularly important in this instance.
- b) We believe that the three existing listed buildings have great group value, reflecting a significant period in Boughton Monchelsea's history. The proposed new contemporary dwelling would be severely detrimental to this grouping of listed buildings, creating a cramped, overdeveloped site when considered alongside the two previously consented dwellings
- c) With reference to planning application 16/508513, MBC's conservation officer expressed concern about the layout of the development and this was in relation to the close relationship between Unit 1 (named Plot 1 in the 2020 application) and the two storey timber clad building adjacent to the western site boundary. This building outside the application site was considered a non-designated heritage asset. The conservation officer was only in agreement with 16/508513 once Unit 1 was removed and the application for 2 new dwellings was subsequently approved on appeal. The conservation officer also noted that the 2 remaining proposed units were located some distance away from other buildings. This information can be found in a committee report to MBC planning members and is publicly available on the MBC website along with the conservation officer's full report on the 3 dwelling application. This report concludes by stating that the proposed development 'would fail to preserve the setting of the listed buildings and also the curtilage structures (both of significance) and so not in accordance with section 66 of the Act. In addition, a level of harm would be caused to the significance of the heritage assets, which amounts to substantial in NPPF terms. The public benefits delivered by the (3 dwelling) scheme are considered to outweigh this level of harm, and as such the proposal fails to accord with the guidance contained within the NPPF.' We fail to understand this quote as it appears to be contradictory however the conservation officer did ask for the 3 dwelling scheme to be refused.
- d) When planning application 16/508513 was approved on appeal, the Planning Inspector stated that she had carefully considered the matters raised by Boughton Monchelsea Parish Council and others. She acknowledged that some of the comments made related to the third dwelling as shown on the plans which were originally submitted to the Council but that the plans were amended prior to determination to remove this unit therefore these comments had no bearing on her determination of the appeal. These statements should be fully considered by MBC when considering this new application.
- e) Together with the 2 consented properties, a total of 6 parking spaces are proposed, with access via a long, narrow, single carriageway driveway. As such there would be

a risk of vehicles backing up on Green Lane during the inevitable conflict of inward and outward traffic on the driveway. Green Lane is narrow with no footpaths on this side of the road and the risk to drivers and pedestrians would be significant. In reality it is likely that each of the 3 dwellings would have more than 2 cars each

- f) The proposal would cause unacceptable overlooking of the private amenity space of the existing adjacent dwellings
- g) Clarification is required regarding the refuse storage and collection arrangements which we believe will present additional safety risks on Green Lane. The road is currently being narrowed at this location as part of the Lyewood Farm development

In summary, this new application represents overdevelopment of the site when considered in conjunction with the two previously consented dwellings. The conservation officer's previous comments must remain relevant as the new unit has exactly the same footprint and is in the same position as the original 3 dwelling application. MBC refused the 2 dwelling application and although this was subsequently won on appeal, a total of 3 new dwellings on this site would be wholly unacceptable for the reasons described above.

5. Any other Business:

The clerk advised that volunteers were needed to help deliver NHP consultation flyers during the first week in August. Members agreed to assist.

It was agreed that potential planning breaches relating to the Church Hill traveller sites should be reported to MBC enforcement. A large mobile home had been delivered to one of the sites during week commencing 7th July and large amounts of topsoil had been removed on 14th July. Clerk to report to MBC. **CLERK**

6. Date of Next Meeting: Tuesday 4th August at 7pm (via Zoom)

Meeting closed at 7.40pm