

Boughton Monchelsea Parish Council

Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 1st October 2019 at 7.00pm in the parish office within Boughton Monchelsea village hall

Present: Cllrs A. Humphryes (meeting Chair)
L. Date
R. Edmans
Clerk

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

**19/504436 Wierton Hall Farm Cottage, Wierton Road, Boughton Monchelsea
Demolition of existing external store and erection of a single storey
extension and link with associated alterations**

No objection / comment.

**19/504437 Wierton Hall Farm Cottage, Wierton Road, Boughton Monchelsea
Listed Building Consent for demolition of existing external store and
erection of a single storey extension and link with associated
alterations. Removal of fireplace and chimney stack above, and
relocation of existing window**

No objection / comment.

**19/504497 The Wheelwrights, The Green, Boughton Monchelsea
Demolition of existing commercial building and erection of 2 no. semi-
detached dwellings with associated parking**

The Parish Council wish to see the application refused for the following reasons. If the case officer is minded to approve the application then we would like it reported to MBC's planning committee, for decision.

- The design neither recreates the quality of the existing vernacular nor creates a contemporary high quality addition. The proposal is in the centre of our village and would be on full display within the conservation area. The design should complement the existing heritage buildings, not detract from them.
- There does not appear to be any direct access to the rear of the properties
- We have concerns regarding the parking area to the front of the properties which is not sensitive to the conservation area or adjacent listed buildings
- Windows are not allowed in the boundary wall under Building Regulations. In addition this would cause maintenance and access issues and overlooking to adjacent private amenity space
- Bedroom 3 in each property would not have a window unless it was in the boundary wall
- The proposal constitutes over-development of the site

- The drawings are over simplistic and do not therefore accurately represent the comparison between existing and proposed, or illustrate the relationship with the adjacent neighbouring heritage properties
- The proposal appears to be further forward than the existing commercial building
- No dimensions have been provided on the drawings, in order to determine the height of existing and proposed
- The use of material is crude. We would not want to see any modern weatherboarding
- The dormers are out of scale with the elevation and the detailing is crude and clunky
- The conservation officer should be fully consulted on this application

5. Any other Business:
None

6. Date of Next Meeting: To be determined according to need.

Meeting closed at 7.30pm