

Boughton Monchelsea Parish Council

Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 12th April 2022 at 7pm in the parish office within Boughton Monchelsea village hall

Present: Cllrs D. Smith
A. Humphryes
R. Martin
R. Garland
Clerk
1 resident

1. Apologies: Cllrs Jessel, Edmans, Roome and Redfearn
2. Notification of late items for the agenda : None
3. Declaration of interests : None
4. Applications considered :

22/501347 8 Haste Hill Close, Boughton Monchelsea
Conversion of integral garage into a habitable space and creation of two parking spaces to front by lowering the garden level

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 planning committee for decision.

- The proposal would provide a benefit to the applicant in terms of increased on-plot parking spaces and an additional habitable room but result in a loss of amenity (street parking) for existing adjacent residents
- In a confined cul-de-sac like Haste Hill Close this reduction in street parking would be unacceptable
- The creation of parking spaces to the front is only required due to the proposed conversion of the garage into habitable space. We feel that the garage should be retained for parking, whether it is currently used for that purpose or not
- The size and shape of the proposed parking spaces means that parked cars would overhang the footpath, impeding the safe route for pedestrians
- The proposed lowering of the garden level would require the construction of retaining walls to ensure structural integrity of adjacent property, including a wall to retain the neighbour's front garden. This work should be properly detailed within the application

22/501348 8 Haste Hill Close, Boughton Monchelsea
First floor rear extension and loft conversion with 2 no. side dormers

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 planning committee for decision.

- The proposal is bulky, incongruous and inappropriate and would be completely at odds with the other properties in Haste Hill Close
- The property is already the tallest house in Haste Hill Close. The extension would make it considerably taller and considerably out of scale with adjacent homes
- Overlooking from the new rear high level window would negatively impact the enjoyment of adjacent residents' private amenity space

22/500777 35 Firmin Avenue, Boughton Monchelsea
Erection of a single storey rear extension with 2 no. roof lights

No objection / comment

5. Any other business :

The clerk advised that the following applications would be decided at the MBC planning committee meeting on 21st April at the Town Hall. It was agreed that the original responses to the applications should be submitted to MBC as written statements.

Application ref. 21/505105

Location : River Farm, Chart Hill Road, Staplehurst

Proposal : New waste treatment plant to replace and decommission 2 no. undersized existing plants (resubmission of 21/500721)

Application ref. 21/506652

Location : Boughton Mount Farm, Cliff Hill, Boughton Monchelsea

Proposal : Conversion of office building to form 1 no. dwellinghouse, including erection of single storey front and rear extensions

Application ref. 21/506698

Location : Boughton Mount Farm, Cliff Hill, Boughton Monchelsea

Part demolition and conversion of and existing agricultural building to form 3 no. dwellinghouses with associated access, parking and amenity space

6. To be confirmed.

Meeting closed at 7.55pm