

Boughton Monchelsea Parish Council

Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 17th December 2020 at 7pm via Zoom

Present: Cllrs D. Smith (Chair)
A. Humphryes
L. Date
R. Edmans
D. Redfearn
Clerk

1. Apologies : Cllrs Jessel and Gershon
2. Notification of late items for the agenda : None
3. Declaration of Interests : None
4. Applications considered :

20/505451 South Lodge, Wierton Hill, Boughton Monchelsea
Installation of 1 no. new first floor roof window to west elevation, 1 no. new window to south elevation and 1 no. new window and 1 no. new door and side light to east elevation

No objection / comment

20/505546 10 Meadow View Road, Boughton Monchelsea
Construction of a first floor side extension (Resubmission of 20/504292)

The Parish Council wish to see the application refused for the following planning reasons and if MBC are minded to approve it then we would like to see it reported to MBC planning committee for decision.

- The side wall of the extension appears to be constructed on the boundary between numbers 8 and 10. Any projections from this boundary wall such as flues, windows and roof overhang would be encroaching onto neighbouring property.
- Constructing and maintaining the proposal would not be possible without access onto neighbouring property
- If this proposal were approved then it would take away the right of the neighbour to do a similar extension without turning the properties into a terrace
- We are concerned at the detrimental effect of the proposal on the private amenity of the neighbouring property, eg lack of light

20/505274 Two Acres, Park Lane, Boughton Monchelsea
Removal of 1 no. mobile home and erection of a day room. Stationing of 3 no. mobile homes for gypsy pitches (Resubmission of 20/502887)

The Parish Council wish to see the application refused for the following planning reasons and if MBC are minded to approve it then we would like to see it reported to MBC planning committee for decision.

- The proposal represents unacceptable intensification of this site in the open countryside
- The proposal would harmfully consolidate sporadic and urbanising development in the countryside, causing unacceptable harm to the character and appearance of the area hereabouts. This inappropriate development would therefore be contrary to policies SS1, SP17, DM1 and DM30 of Maidstone Local Plan (2017); the National

Planning Policy Framework (2019); and the Maidstone Landscape Character Assessment (2013) and Supplement (2012)

- The only change from the previous application (20/502887) appears to be the addition of 3 new mobile homes rather than 4. The above objections therefore still apply

5. Any other Business:

Cllr Smith noted that the Examiner has now made his comments on the Neighbourhood Plan and MBC have written to the Parish Council today stating that if the Examiner's requested changes are made then the Plan will go forward to MBC committee. Once ratified with MBC the plan will carry weight and be a material consideration when assessing future planning applications.

6. Date of Next Meeting: 5th January 2021

Meeting closed at 7.20pm