

Boughton Monchelsea Parish Council

Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 11th September 2019 at 7.00pm in Boughton Monchelsea village hall

Present: Cllrs D. Smith
A. Humphryes
C. Jessel
Clerk

1. Apologies: Cllrs Edmans, Date, Whybrow, Gershon, Martin and Brown
Cllr Jessel was appointed as a member of the Parish Council's planning committee.
2. Notification of late items for the agenda : None
3. Declaration of Interests: Cllr Jessel declared an interest in planning application 19/504300 and did not take part in the discussions.
4. Applications considered (plans were available at the meeting):

**19/504144 Land to west of 70 Church Street, Boughton Monchelsea
Minor Material Amendment to condition 20 of 16/502993/FULL
(Demolition of existing buildings and construction of 18 new C2 Extra
Care Retirement Homes, Club House, Car Ports, Bin Stores, Landscape
Scheme and Access Road. Demolition of garage to rear of 70 Church
Street and erection of new oak framed car port to rear garden) to include
an increase in unit numbers from 18 no. to 24 no. units and changes to
the internal layouts and elevations along with associated site plan
updates, including changes to number of parking spaces & car ports**

The Parish Council could only accept a pedestrian priority crossover at the junction with Church Street due to the high number of children using the path to walk to and from school and the fact that there is no footpath available on the other side of the road. We note that KCC have not yet submitted their response to this application. If KCC agree with a pedestrian priority crossover then we have no further comment to make. If KCC do not agree however then we wish to see the application refused and reported to MBC planning committee for decision.

**19/503514 Boughton Manor, Boughton Lane, Boughton Monchelsea
Demolition of existing outbuildings. Erection of a garage with first floor
above and a garden workshop**

No objection in principle however we would like to comment as follows :

- Can the garage and workshop be built on the footprint of the existing outbuildings in order to preserve and encourage biodiversity?
- Has an assessment been made of the visual impact of the proposal in relation to the surrounding landscape?

**19/504237 55 Haste Hill Road, Boughton Monchelsea
Removal of shed attached to existing garage and erection of
replacement single storey side extension with alterations to roof**

No objection / comment

**19/504300 Wierton Hall Farm, East Hall Hill, Boughton Monchelsea
Variation of condition 6 of 19/501536/FULL (Erection of a single storey
building to provide staff accommodation / holiday let and staff training
room) to allow no time restrictions on staff accommodation**

We wish to see the application refused and if the case officer is recommending approval then we would like it to be reported to MBC planning committee for decision. The original application (19/501536) was only approved a few months ago and MBC put this condition on to prevent the establishment of a permanent residential presence in an area where such development would not normally be permitted. There is no reason for this condition to be removed and no reason why staff members need to live permanently on the site.

**19/504246 The Mulberry Tree, Hermitage Lane, Boughton Monchelsea
Conversion of existing restaurant building, flat and associated staff
accommodation to form five residential dwellings with associated minor
extensions and alterations to existing building, landscaping and
formation of additional vehicular access point onto Hermitage Lane
(Revised scheme to 18/506158)**

We would like to comment on the application as follows :

- We have concerns regarding intensification and feel that the site would be at a maximum with five properties
- We are concerned at increased traffic on the country lanes around the site, as a result of this proposal
- We question why a second access onto the site is required. The implication of this on highway safety needs to be fully assessed
- The new access road appears to lead directly to a piece of land to the south east of the site. We could not accept any further development in this area

5. Any other Business:
None

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

Meeting closed at 7.30pm