

Boughton Monchelsea Parish Council

Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 30th July 2019 at 7.00pm in the parish office within Boughton Monchelsea village hall

Present: Cllrs D. Smith (Chair)
R. Edmans
A. Whybrow
D. Redfearn
R. Martin
A. Humphries
L. Date
J. Gershon
Clerk
2 residents

1. Apologies: None
2. Notification of late items for the agenda : None
3. Declaration of Interests: Cllr Redfearn declared an interest in 19/503301. The property is a few doors from his home
4. Applications considered (plans were available at the meeting):

19/503301 Land rear of 92 The Quarries, Boughton Monchelsea Construction of two self-contained detached dwellings

The Parish Council wish to see the application refused for the following reasons. The application should be reported to MBC's planning committee for decision.

- Two properties on this site would be overbearing, trapped at the back between existing homes. The buildings are out of scale and context with the adjacent listed building
- The proposal is within the curtilage of the adjacent listed building. As such, we believe that listed building consent may be required
- The ground floors of the properties are elevated from the natural ground levels around them and the dwellings would negatively impact on the private amenity space of neighbouring properties
- We note that new soakaways are proposed but we question whether these will be effective based on the natural ground water level that exists in The Quarries
- For the record, the upstream facility at Parkwood Farm reservoir was installed by Boughton Monchelsea Parish Council but we are not the statutory body and it does not appear in KCC's emergency plan. The facility is there but the Parish Council are not responsible for deciding whether it should be operated or not

- We are concerned at the planning process relating to the approval of 17/505457. The case officer has made reference to 17/503318 and 08/0864 in his report however no mention has been made of the remaining planning history relating to this site. Application ref 11/1381 was refused by MBC on the grounds of harm to the setting of the listed building. Although this application related to an extension to 92 The Quarries and not a separate dwelling it is still relevant planning history and should be taken into account when deciding this application
- There is only one parking space provided for one of the proposed properties
- The application, by reason of its siting, design and location, would result in a prominent and incongruous development which would provide two houses in an unsustainable development detrimental to the openness of the countryside and the Landscape of Local Value, contrary to policies SS1, SP17, DM1 and DM30 of the Maidstone Local Plan and NPPF policies

**19/503484 Loddington Lane Cottage, 2 Loddington Lane, Boughton Monchelsea
Demolition of existing dwelling and outbuilding and erection of a terrace
of 4 no. cottages with associated parking**

The Parish Council wish to see the application refused for the following reasons. The application should be reported to MBC's planning committee for decision

- The proposal is contrary to the Parish Council's emerging Neighbourhood Plan. Following consideration over a long period of time, the backbone of the plan is that, apart from exceptional circumstances, there should be no development to the south of Heath Road
- We have serious concerns at the proximity of the proposal to the junction with Heath Road, particularly as Loddington Lane is a narrow road with no footpaths. At least 8 additional vehicles and associated vehicle movements would result from the proposal
- The proposal would be detrimental to the openness of the countryside and the Greensand Ridge Landscape of Local Value that it sits within
- The design is out of context with the adjacent building which is over 200 years old. There is extremely poor juxtaposition between this existing building and the urban parking to the front of the proposed houses
- The proposed development of 4 homes would be significantly larger and more visually obtrusive than the property it seeks to replace
- The proposal is immediately adjacent to the Linton Conservation Area
- No design and access statement has been provided

**19/503430 Romany Stables, Stilebridge Lane, Linton
Variation of condition 1 of application 16/506241 for 1 no. timber framed
amenity block, 2 no. mobile homes, 2 no. touring caravans with
associated parking and 2 no. timber stables – with the addition of 2 no.
further mobile homes with associated parking**

The Parish Council wish to see the application refused and fully support the comments made by Linton Parish Council :

- There is no justification for allowing this development with the harm it would cause to the openness of the countryside, and the visual impact in the rural character and appearance of the area. The proposed development would represent inappropriate development in the countryside for which no justification has been demonstrated. The proposal is therefore contrary to policies SS1, SP17, DM1 and DM30 of Maidstone Local Plan (2017) and the National Planning Policy Framework (2012)

- This application is also retrospective and the work has been undertaken without planning permission

15/505138 Chart Hill Paddock, Chart Hill Road, Staplehurst
Change of use of land to gypsy caravan site to extend existing site to accommodate stationing of 5 additional mobile homes, including laying of hardstanding, landscaping and erection of a day room (NOTIFICATION OF APPEAL)

The Parish Council wish to see the appeal refused as in accordance with MBC's decision notice, the proposal would create a new residential settlement in the open countryside causing significant material harm to the Low Weald, an identified rural area of local landscape value, due to the resultant significant encroachment into the countryside involving the laying of hardstanding areas and the introduction of domestic paraphernalia. This is contrary to the aims and requirements of Policies SS1, SP17, DM3, DM15 and DM30 of the Maidstone Local Plan (2017) and also Policy PW2 of the Staplehurst Neighbourhood Plan.

19/503510 Motorline Maidstone, Bircholt Road, Maidstone
Creation of new customer entrance lobby and recladding, including alterations to existing customer parking

No objection / comment

19/503483 Langley Park Centre, Laight Road, Maidstone
Removal of existing concrete kerb edges and raised planting areas, to be replaced by new tarmac and hatched white line area, flush with existing car park

No objection / comment

19/503336 Swiss Cottage, Bottlescrew Hill, Boughton Monchelsea
Listed Building Consent for replacement of broken tiles on the roof with similar clay tiles, re-render chimney stacks, remove soil stack attached to chimney stack and replace with shorter stack, replace concrete round base of stacks and dormer with lead flashing and replace soffit boards

The Parish Council wish to see the application approved. The materials used should obviously be sympathetic to the existing building

19/503641 Land south of Sutton Road, Langley
Approval of Reserved Matters of appearance, landscaping layout and scale for the erection of four dwellings (that will be used as a temporary sales area) following the approval of outline planning permission ref. 15/509015/OUT

No objection / comment

19/509015 Land south of Sutton Road, Langley
Approval of Reserved Matters of phase 1 of outline planning permission 15/509015/OUT, for the erection of 173 dwellings, and associated highway works and landscaping. (Appearance, landscaping, layout and scale being sought)

No objection / comment

5. Any other Business: None

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

Meeting closed at 7.40pm