

Boughton Monchelsea Parish Council

Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 26th September 2023 at 7.30pm in the parish office within Boughton Monchelsea village hall

Present: Cllrs D. Smith (Chair)
A. Humphries
R. Garland
J. Green
S. Lane
Parish Clerk

1. Apologies: Cllrs Redfearn, Date and Martin
2. Filming of meetings :
No members of the public were present and nobody expressed any intention of filming the meeting.
3. Notification of late items for the agenda : None
4. Declaration of interests : None
5. Approval of minutes of the planning meeting held on 12th September 2023
Cllr Smith proposed that the minutes of the planning meeting held on 12th September 2023 be accepted. Seconded by Cllr Green and agreed by all members. Cllr Smith signed the minutes.
6. Applications considered :
23/504025 53 Haste Hill Road, Boughton Monchelsea
Erection of a side / rear two storey extension including replacement garage and a rear single storey pitched roof extension. Loft conversion with rear box dormer and front hipped roof replaced with gable end including changes to fenestration
The Parish Council wish to comment on the application as follows :
 - The first floor terrace would allow direct views into adjoining gardens, negatively impacting neighbours' private amenity space
 - The proposed rear box dormer is large and incongruous. It is out of proportion with the existing dwelling and does not sit comfortably within its context
23/504084 Lothlorien Cottage, Bottlescrew Hill, Boughton Monchelsea
Erection of a summerhouse and a side porch extension to existing annexe (retrospective)
The Parish Council wish to comment on the application as follows :
 - The summerhouse is located in an intrusive position in front of the main façade of the host dwelling and within The Quarries conservation area
 - The lean to extension to the annexe is a clumsy addition and we are concerned at yet another retrospective application in the parish which makes a mockery of the planning system
23/504050 Boughton Lodge, Peens Lane, Boughton Monchelsea
Erection of a detached dwelling with associated access, parking and amenity space (Resubmission 22/504450)

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

- The proposal would result in harm to the character and appearance of this rural location, with the siting, mass, scale and domestic design of the proposed building failing to maintain or enhance local distinctiveness including in relation to landscape, visual amenity and existing sporadic pattern of development. The urbanising impact of the development on this rural location would be increased by the additional associated domestic paraphernalia generated by the new house. The development is contrary to policies SP17, DM1 and DM30 of the Maidstone Local Plan, RH1, RH6, RH8 of the Boughton Monchelsea Neighbourhood Plan and guidance in the NPPF
- The proposal would introduce a new residential dwelling into an unsustainable countryside location where future occupants would be reliant on the private vehicle for their daily needs, contrary to policy SS1 of the Maidstone Local Plan, policy RH1 of the Boughton Monchelsea Neighbourhood Plan and advice in the NPPF
- The proposal is south of Heath Road. As such, it does not comply with policy RH1 of the Boughton Monchelsea Neighbourhood Plan which states that 'Proposals for new residential development to the south of Heath Road (B2163) will not be supported unless they conform with national and local rural exception policies'
- The proposal does not conform with the design quality standards contained within the NPPF. The proposed design and materials are considered to be poor and contrary to policies DM1 and DM30 of the Maidstone Local Plan
- The application does not comply with policy PWP8 of the Boughton Monchelsea Neighbourhood Plan in that it contains no energy efficiency measures, EV charging points or local generation technologies
- A viability business plan covering use of the stables has not been provided. The application should be assessed by MBC's agricultural advisor to establish the need for a new dwelling
- The application site contains young trees which would need to be removed

7. Any other business

Members discussed the proposed development to the south of the new Greensand surgery in Linton. It was noted that there was no current planning application but the Parish Council would not be a statutory consultee in any case as the site is in Linton, not Boughton Monchelsea.

8. Date of Next Meeting:
To be confirmed.

Meeting closed at 8.05pm