

Boughton Monchelsea Parish Council

Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 21st November 2023 at 7.30pm in the parish office within Boughton Monchelsea village hall

Present: Cllrs A. Humphryes (meeting Chair)
R. Martin
D. Redfearn
S. Lane
R. Garland
Parish Clerk
1 resident

1. Apologies: Cllrs Smith, Date and Green
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 : As a neighbour, Cllr Garland declared an interest in 23/504913 and did not take part in agreeing the Parish Council's response to this application
5. Approval of minutes of the planning meeting held on 7th November 2023
Cllr Humphryes proposed that the minutes of the planning meeting held on 7th November 2023 be accepted. Seconded by Cllr Martin and agreed by all members.
6. Applications considered :
**23/504927 Clubhouse, 18 Genn Park, Boughton Monchelsea
Retrospective application for erection of gates to residential development (resubmission of 23/500352)**
The Parish Council would like to comment on the application as follows :
 - We do not feel there is any need for these gates which alienate residents from the existing community. There is a very low crime rate in the village and Boughton Monchelsea has many older residents who live outside this gated community, with no problems. We do appreciate Genn Park residents' frustrations however that they were sold properties on the promise of living in a gated community and are surprised at the developer's naïve view that the gates would be permitted development. The gates were never shown on any of the original planning application drawings.
**23/504867 Land at Lewis Court, Green Lane, Boughton Monchelsea
Erection of 1 no. three bedroom dwelling and 1 no. four bedroom dwelling, with associated access, parking and landscaping**
The Parish Council wish to see the application refused for the following planning reasons. If the officer is minded to approve it, we would like the application to be reported to planning committee for decision :
 - When considered with the 3 homes already consented on the site, the proposal represents an over-intensive form of development that jars with the spatial character of the immediate surrounding area, contrary to policies DM1 and DM11 of the MBC Local Plan and policies within the NPPF.

- Since the previously consented applications were decided at appeal, the Boughton Monchelsea Neighbourhood Plan has come into effect ('made' in July 2021). The application fails to comply with NHP policies PWP3, PWP13 and RH1.
- The proposed two additional dwellings would have a detrimental effect on the setting of the three adjacent listed buildings and would alter the context within which they have sat for hundreds of years. We believe it is important to recognise that a listed building is the whole demise, not just the building itself and therefore the setting is particularly important
- We believe that the three existing listed buildings have great group value, reflecting a significant period in Boughton Monchelsea's history. The proposed new contemporary dwellings would be severely detrimental to this grouping of listed buildings, creating a cramped, overdeveloped site, especially when considered alongside the three previously consented dwellings
- Only 1 parking space is shown for plot 2 (a 4 bedroom property) and 2 spaces for plot 1 (a large 3 bedroom property). This is completely inadequate. If this application were approved there would be a total of 5 consented properties on the site, all accessed via a long, narrow, single track driveway. As such there would be a risk of vehicles backing up on Green Lane during the inevitable conflict of inward and outward traffic on the driveway. Green Lane is narrow with no footpaths on this side of the road and the risk to drivers and pedestrians would be significant. It is likely that each of the 5 dwellings would have more than 2 cars each
- The proposal would cause unacceptable overlooking of the private amenity space of existing adjacent dwellings
- Clarification is required regarding refuse collection arrangements which we believe will present additional safety risks on Green Lane. It should be noted that the road in front of Lewis Court was narrowed two or three years ago as part of the Lyewood Farm development works, with a signed priority system in place for drivers.
- The planning statement makes reference to Boughton Monchelsea being a larger village. The document should have referred to emerging policy which defines Boughton Monchelsea as a smaller village

**23/504913 Cliff House, Cliff Hill, Boughton Monchelsea
Retrospective application for the change of use to garden land and the erection of 1 no. outbuilding to house home gym with associated decking, patio and hot tub area (resubmission of 22/500119)**

The Parish Council wish to see the application refused for the following planning reasons. If the officer is minded to approve it, we would like the application to be reported to planning committee for decision :

- The building is detrimental to the setting of the adjacent listed building
- The building is intended to be ancillary yet is unreasonably remote from the existing dwelling
- The scale of the building is disproportionate and is highly visible from the surrounding countryside
- The proposal is not within the Boughton Monchelsea village development boundary and therefore fails to comply with Neighbourhood Plan policies PWP4 and RH1
- This large block of a building detracts from the open character of the area and therefore fails to comply with Neighbourhood Plan policy PWP5
- The proposal does not fit well within its context and harms neighbours' amenity in terms of its proximity to adjacent residential gardens (at the bottom of the cliff face). It therefore fails to comply with Neighbourhood Plan policy RH7

7. Any other business
None

8. Date of Next Meeting:
Tuesday 5th December 2023

Meeting closed at 8.05pm