

Boughton Monchelsea Parish Council

Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 5th July 2022 at 10.30pm in the main hall of Boughton Monchelsea village hall

Present: Cllrs D. Smith (Chair)
A. Humphries
L. Date
R. Garland
R. Martin

Clerk

1. Apologies: Cllrs Stevens, Wilde, Roome, Jessel, Edmans and Redfearn
2. Notification of late items for the agenda : None
3. Declaration of interests : None

4. Applications considered :

22/502786 12 Haste Hill Close, Boughton Monchelsea
Demolition of existing conservatory and erection of a replacement single storey rear extension, single storey front extension and garage conversion with internal alterations

No objection however MBC should satisfy themselves there will be adverse effect on the private amenity space of adjacent properties

22/502955 Land at Lower Farm Road, Boughton Monchelsea
Retrospective application for additional hardstanding, erection of an open fronted lean-to side extension and fenestration changes to existing agricultural building

The Parish Council feels very strongly that MBC should be discouraging retrospective applications which make a mockery of the planning process

22/503121 Land south of The Lodge, Boughton Lane, Boughton Monchelsea
Outline application with all matters reserved for erection of 2 no. dwellinghouses

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

- The proposal represents overdevelopment of the site
- We are concerned that the sight lines on to Boughton Lane may be inadequate for drivers emerging from the proposed development site
- We note that a small section of the ragstone wall fronting the site has already been removed. Much more of this wall would need to be demolished to facilitate the development. As such the proposal does not comply with policy PWP3 (Protection of Non-Designated Heritage Assets) of the Boughton Monchelsea Neighbourhood Plan. This policy specifically refers to the ragstone walls at the Boughton Lane farm entrance (NHP Appendix 2 item 5h)

21/505300 Boughton Service Station, Heath Road, Boughton Monchelsea
Advertisement consent for 1 no. internally illuminated totem sign
(retrospective) REVISED DETAILS ONLY

No objection / comment

5. Any other business :
None

6. Date of next meeting : To be confirmed.

Meeting closed at 10.50pm