

Boughton Monchelsea Parish Council

Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 28th March 2017 at 7.30pm in the parish office

Present: Cllrs D. Smith (Chair)
J. Gershon
S. Evans

Clerk

1. Apologies: Cllrs Skinner, Date and Brown
2. Notification of late items for the agenda : The following late item was agreed.
17/501291 Spindlewood, Wierton Hill, Boughton Monchelsea
Alterations to as built dormers to remove flat roofs and add tiled pitched roofs.
3. Declaration of Interests: As a close neighbour, Cllr Gershon declared an interest in 17/501251.
4. Applications considered (plans were available at the meeting):

17/500913 The Willows, Heath Road, Boughton Monchelsea
Roof extension with dormer windows to front and rear elevations and velux windows to side elevations

No objection / comment

16/501053 Ard Carrig, 89 The Quarries, Boughton Monchelsea
Single storey detached annexe

No objection / comment

17/501082 F G Barnes, Bircholt Road, Maidstone
Advertisement consent – Installatfor 3 x internally illuminated fascia signs and 5 x internally illuminated free standing signs

No objection / comment

17/501120 Cliff House, Cliff Hill, Boughton Monchelsea
and Demolition of existing garage, erection of new ancillary accommodation
17/501124 and garage building for use by elderly relative

The Parish Council would like to see the application refused for the following reasons :

1. The proposal would be detrimental to the setting of the adjacent listed building
2. The proposal is intended to be ancillary yet is impractically and unnecessarily remote from the existing building
3. The proposal is bigger than the existing property that it is supposed to be ancillary to. The scale of the proposal is disproportionate in terms of footprint and height and the dwelling would be highly visible from the surrounding countryside
4. We believe that the proposed new building is not within the confines of the garden land of the existing house. The land the proposal is sited on appears to have been purchased as agricultural land and we suggest the Borough Council checks this before deciding on the application
5. Boughton Monchelsea Amenity Trust own land immediately adjacent to the site (known as 'Walk Meadow') yet have not been consulted on this application

17/501251 Stable Cottage, Wierton Hill, Boughton Monchelsea
Internal alterations to existing dwelling including two new rear dormer windows to match existing, removal of existing conservatory and erection of a new raised decking area to rear of ground floor

No objection / comment

17/501291 Spindlewood, Wierton Hill, Boughton Monchelsea
Alterations to as built dormers to remove flat roofs and add tiled pitched roofs

No objection / comment

5. Any other Business:

5.1 The clerk advised of a consultation on proposed modifications to MBC's Local Plan. The consultation deadline was noted as 19th May. Cllr Smith took the documents away from the meeting for review.

5.2 Members discussed the recent decision by MBC to approve the planning application relating to land behind 70 Church Street. It was noted that this land was not within the village envelope and was not included within MBC's Local Plan. The decision to approve the application appeared to have been based, in part, on MBC's wrong assumptions regarding sustainability.

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

Meeting closed at 8.30pm.