

Boughton Monchelsea Parish Council

Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 25th May 2021 at 7pm in the parish office

Present: Cllrs A. Humphryes (Meeting Chair)
R. Roome
B. Brown
Clerk

1. Apologies: Cllrs Martin, Smith, Date, Jessel, Redfearn and Edmans
2. Notification of late items for the agenda : None
3. Declaration of Interests: None
4. Applications considered (plans were available at the meeting):

21/502079 Wierton Chase, Back Lane, Boughton Monchelsea
Single storey rear extension with balcony above

No objection / comment

20/502216 Rose Cottage, 41 Church Street, Boughton Monchelsea
Erection of a garage with office above

No objection however MBC should satisfy themselves that there is no detrimental effect on the private amenity of neighbouring properties

20/501452 Land south of Sutton Road, Langley
Approval of reserved matters for the associated infrastructure pursuant to phase 2 of outline planning permission 15/509015 (REVISED DETAILS ONLY)

No objection / comment

21/502103 Land north of Green Lane and east of Church Street, Boughton Monchelsea
Outline application with access matter sought for erection of 3 no. self build residential dwellings with associated landscaping, drainage and earthworks and creation of new access from Beresfords Hill / Church Lane. (Matters of appearance, landscaping, layout and scale are reserved for future considerations)

The Parish Council wish to see the application refused for the following planning reasons. If MBC are minded to approve the application then we wish to see it reported to MBC planning committee for decision.

- The proposal is contrary to policies SP11-1 and SP12 of MBC's Local Plan in that the site lies outside the designated settlement boundary
- The proposal fails to satisfy any of the requirements of policy SP17 paragraph 4.95 of MBC's Local Plan
- The proposal is contrary to policy SP17 of MBC's Local Plan in that this type of development is not supported by any other policy within the plan
- Highway safety is a concern – access to the site is via a bend on a narrow section of road

5. Any other Business:
None

6. Date of Next Meeting: To be confirmed

Meeting closed at 7.25pm