

Boughton Monchelsea Parish Council

Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 5th January 2021 at 7pm via Zoom

Present: Cllrs A. Humphryes (Meeting Chair)
R. Edmans
C. Jessel
A. Whybrow
D. Redfearn
Clerk

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

**20/505044 Honeymellow Springs, Bottlescrew Hill, Boughton Monchelsea
Erection of a single storey rear extension**

No objection / comment

**20/505874 Boughton Monchelsea Place, Church Hill, Boughton Monchelsea
Listed building consent for enlargement of first floor bathroom,
including removal of internal walls**

No objection / comment

**20/505882 Church Farm, Church Hill, Boughton Monchelsea
Listed building consent for the erection of a two storey rear extension
with internal and external alterations. Demolition of existing two
garages**

No objection however MBC should satisfy themselves that the proposal would not harm the character, appearance and significance of this grade II listed building

**20/506070 Lawnwood, Heath Road, Boughton Monchelsea
Removal of existing pitched roof and conservatory, erection of single
storey front and rear extensions and creation of first floor with pitched
roof over, including installation of new doors, windows and roof lights
(resubmission of 20/503941)**

No objection however MBC should satisfy themselves that there would be no resulting harm to the private amenity of neighbouring occupiers at Omega and St Denys

**20/505830 Land at The Oast, Old Tree Lane, Boughton Monchelsea
Erection of 1 no. four bedroom dwelling, two bay oak framed car barn
with ancillary room above and creation of vehicular access and
associated hardstanding**

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

- The proposal would cause damage to the open countryside, contrary to policy SP17 of the MBC Local Plan (2017)
- As a result of its scale, design and layout, the residential dwelling and associated development would create an intensive form of urban development that would substantially diminish the rural character and appearance of the site and the local area and would be contrary to the established local pattern of development. The proposal would be contrary to policies DM1 and DM30 of the MBC Local Plan (2017) and the NPPF
- The proposal would cause damage to the setting of the adjacent heritage asset. The proposal is within the curtilage of the listed barn
- The proposal would be the start of unacceptable ribbon development along Brishing Lane
- Sight lines in and out of Brishing Lane appear to be difficult
- The proposal would create additional traffic on Brishing Lane, including the dangerous Cock Inn junction
- The application address is given as Old Tree Lane. This is misleading as the property fronts on to and is accessed via Brishing Lane
- Due to the volume of traffic using Brishing Lane it is impossible for pedestrians to safely walk along it. This should be taken into account when reviewing any statements made in the application documents regarding accessibility and sustainability. Access to the proposed dwelling would be very difficult without a car
- The quoted walking distances to facilities are inaccurate
- The application documents refer to other larger scale schemes as not having footways. This statement is inaccurate
- As a result of the proposal, long distance views from the open countryside would be compromised
- We have concerns regarding surface water drainage, especially given the regular flooding that occurs nearby, where the stream crosses Brishing Lane

5. Any other Business:

Cllr Jessel asked whether the Parish Council were able to comment on issues such as inclusion of sustainable energy sources, EV charging points, insulation etc. It was noted that this mainly applied to new builds and would largely be covered by building regulations however if the Parish Council made a point of commenting on these issues when responding to applications it would only help highlight their importance and promote culture change. It was agreed to seek further advice from Cllr Munford on how MBC respond to these issues.

6. Date of Next Meeting: To be confirmed

Meeting closed at 7.30pm