

Boughton Monchelsea Parish Council

Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 5th October 2021 at 9.15pm in the committee room of the village hall

Present: Cllrs D. Smith (Chair)
A. Humphries
D. Redfearn
R. Martin
R. Garland
C. Jessel
Clerk

1. Apologies: Cllrs Brown, Edmans, Roome and Date
2. Notification of late items for the agenda : None
3. Declaration of Interests: None
4. Applications considered :

21/504879 Loddington Lane Cottage, 2 Loddington Lane
Conversion of existing cottage together with erection of a two storey rear / side extension to create 1 no. two bedroom dwelling and 1 no. three bedroom dwelling. Erection of 1 no. detached four bedroom dwelling (Resubmission of 21/500798/FULL)

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's planning committee for decision.

- The proposal is contrary to policy RH1 of the Parish Council's made Neighbourhood Plan. The backbone of the plan is that, apart from exceptional circumstances, there should be no development to the south of Heath Road
- The proposal would result in a substantial increase in built mass sited in an extremely prominent location fronting Loddington Lane, significantly amplifying its visual impact. The development would therefore result in a highly visible further consolidation and extension of ad hoc development in the locality, detrimental to the rural character of the area and landscape quality of the Greensand Ridge Landscape of Local Value, contrary to the provisions of policies SP17 and DM30 of the MBC Local Plan. In addition the proposal is immediately adjacent to the Priority Local Landscape as defined within policy PWP2 of the Boughton Monchelsea Neighbourhood Plan. This policy states that the distinctive character of the Priority Local Landscape will be conserved and enhanced. This proposal neither conserves nor enhances the area.
- The proposal is immediately adjacent to the Linton Conservation Area. The conservation officer commented previously that there was insufficient illustration the proposal would be a positive contribution to this conservation area. We share these concerns and feel that the proposal would make a negative contribution to the area
- We have serious concerns at the proximity of the proposal to the junction with Heath Road, particularly as Loddington Lane is a narrow road with no footpaths. At least 6 additional vehicles and associated vehicle movements would result from the proposal

- We would like to know why our comments on the previous application were dismissed and we expect our response to be fully considered when this application is assessed by MBC

21/505003 The Oast, Wierton Hall Farm, East Hall Hill, Boughton Monchelsea
Erection of single storey infill between garden room and The Oast
 No objection / comment

21/505022 Fir Tree Cottage, 28 The Quarries, Boughton Monchelsea
Listed building consent for the installation of one additional roof window
 No objection / comment

21/504953 77 The Quarries, Boughton Monchelsea
Demolition of side conservatory. Erection of single storey side and rear extension with light lanterns and external alterations. Alterations to roof, including the conversion of loft / annexe into habitable space, erection of first floor rear extension, creation of rear Juliet balcony and insertion of rooflights

The Parish Council has no objection to the application however we are disappointed that work appears to have started on site already. We are particularly concerned that a section of ragstone wall at the front boundary of the property has been removed, contrary to Policy PWP3 of the Boughton Monchelsea Neighbourhood Plan (Protection of Non-Designated Heritage Assets).

21/505105 River Farm, Chart Hill Road, Staplehurst
New waste treatment plant to replace and decommission 2 no. undersized existing plants (Resubmission of 21/500721)

It was noted that members had been lobbied regarding this application.

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

- We are supportive, in principle, of replacement of the waste treatment plant to a newer system however MBC should ensure that, in flood circumstances, there is no discharge of material / pollution into the nearby watercourse (SSSI River Beult). Water must also not be allowed to discharge across the road
- MBC should seek justification of the capacity of the new treatment plant which we assume has been sized for the 96 staff mentioned in the application

21/504838/ PNQCLA Eel House Farm, Boughton Bottom Farm, Lower Farm Road, Boughton Monchelsea

Prior Notification for change of use of an agricultural building to 1 no. dwelling and associated operational development. For its prior approval to: - Transport and Highways impacts of the development – Noise impacts of the development – Contamination risks on the site – Flooding risks on the site – Whether the location or siting of the building makes it otherwise impractical or undesirable for the use of the building to change from agricultural use to C3 (dwellinghouses) – Design and external appearance impacts on the building, and – Provision of adequate natural light in all habitable rooms of the dwellinghouses.

It was noted that the Parish Council is not a statutory consultee on prior notification applications however it was agreed that the following response should be submitted :
We feel that the environment and setting of this building is inappropriate for residential use.
The design of the building is also unsuitable for conversion to a dwelling house.

5. Any other Business:

It was noted that amended / additional information had been submitted to MBC by the applicant in relation to the following planning application. To be discussed at the next planning meeting.

20/503147 River Farm. Proposed extensions to the existing packhouse building

6. Date of Next Meeting: To be confirmed

Meeting closed at 9.45pm