

Boughton Monchelsea Parish Council

Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 2nd July 2024 at 9.15pm in Boughton Monchelsea village hall

Present: Cllrs J. Green (Meeting chair)
R. Martin
E. Steyl
L. Date
A. Dawes
Parish Clerk
3 members of the public
Cllr C. Jessel (observing)

1. Apologies: Cllr Smith
2. Filming of meetings :
Nobody expressed any intention of filming the meeting.
3. Notification of late items for the agenda : None
4. Declaration of interests : Cllr Martin declared an interest in planning application 24/501859 and left the meeting immediately before this item was discussed.
5. Approval of minutes of the planning meeting held on 7th May 2024
Cllr Green proposed that the minutes of the planning meeting held on 7th May 2024 be accepted. Seconded by Cllr Martin and agreed by all members.
6. Applications considered :
**24/501344 Hop Pickers Huts, Lower Farm Road, Boughton Monchelsea
Demolition of existing hop pickers huts and buildings and erection of 8 (no) holiday lets and communal building with associated parking**
The applicants and their planning consultant were in attendance at the meeting, at their request and answered members' queries. They left the meeting after answering questions and the Parish Council's response to the application was then discussed and agreed, as follows :

The Parish Council wish to comment on the application as follows :
 - MBC should clarify whether the application needs to include change of use
 - If MBC are minded to approve it, conditions should be imposed relating to time restricted occupancy, noise, lighting, native only planting and permeable materials for parking and footway areas
 - MBC should ensure that the proposed on-site water treatment plant complies with all relevant UK standards
**24/502269/ LDCEX The Barn at Wierton Farm, Wierton Hill, Boughton Monchelsea
Lawful development certificate application for existing use and development of land and the siting of an eco-house residential dwelling with associated amenity curtilage**
No objection / comment

**24/502176 Arras, Heath Road, Boughton Monchelsea
Demolition of existing conservatory and outbuilding and erection of
single storey rear extension**

No objection / comment

**24/502022 Unit A Integra, Bircholt Road, Maidstone
Section 73 – Application for variation of condition 6 (to allow the
insertion of a mezzanine level in Unit 1 to create additional storage
space) pursuant to 07/1094 for – Erection of 40 Commercial units for
a mixture of B1, B2 and B8 use and renovation of existing building**

No objection / comment

**24/502198 Tilts House, Heath Road, Boughton Monchelsea
Erection of a timber outbuilding ancillary to the main house, to be
used as accommodation for elderly relatives**

The Parish Council wish to comment on the application as follows :

- If MBC are minded to approve it, a condition should be imposed to ensure that the annexe is not occupied separately from the residential use of the host dwelling
- We have concerns regarding the design of the annexe and do not believe it is sympathetic to the host dwelling. Neighbourhood Plan policy RH7 states that new residential annexes will only be supported where they are well designed and fit well within their context
- Tilts House is a listed building therefore we believe a listed building application is required as the proposed annexe is within its curtilage

**24/501765 Land adjacent to Long Lane and Lower Farm Road, Boughton
Monchelsea
Erection of 7 no. residential dwellings**

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

- The proposal will result in harm to the intrinsic character and appearance of this rural location, with the siting, mass, scale and domestic design of the proposed dwellings failing to maintain or enhance local distinctiveness including in relation to landscape, visual amenity and existing sporadic pattern of development. The urbanising impact of the development on this rural location will be increased by the additional associated domestic paraphernalia generated by the new houses. There are no benefits present that would outweigh the harm that has been identified. The development is contrary to policies LPRSP9, LPRSP15, of Adopted Maidstone Local Review (2024), policy SP17, DM1 and DM30 of the Maidstone Local Plan (2017), RH1, RH6, RH8 of the Boughton Monchelsea Neighbourhood Plan (2021), the Maidstone Landscape Character Assessment, and guidance in the NPPF (2023).
- The location of the proposed dwellings is far removed from basic services and facilities, and this would result in future occupants of the site being reliant on the private motor vehicle to travel for access to day to day needs. This reliance on the private motor vehicle would be contrary to the aims of sustainable development as set out in policy LPRSS1 of the Maidstone Local Plan Review (2024), policy SS1 of the Maidstone Local Plan (2017) and the aims of the National Planning Policy Framework (2023).

24/501859 59 Haste Hill Road, Boughton Monchelsea
Relocation of existing access including installation of new dropped
kerb

No objection / comment

7. Any other business
None

8. Date of Next Meeting:
To be confirmed

Meeting closed at 10.03pm