

Boughton Monchelsea Parish Council

Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 10th January 2017 at 9.35pm in the parish office

Present: Cllrs D. Smith
J. Gershon
S. Evans
L. Date
B. Brown
Clerk
2 residents

1. Apologies: Cllr Skinner
2. Notification of late items for the agenda : None
3. Declaration of Interests: None
4. Applications considered (plans were available at the meeting):

16/507168 2 Church Street, Boughton Monchelsea
Creation of an external access stairwell to the basement bedroom and extension to the existing light well, including the erection of a rain cover with a velux rooflight

No objection / comment

16/508513 Lewis Court Cottage, Green Lane, Boughton Monchelsea
Demolition of existing lean to garage and erection of 3 no. detached dwellings with parking and landscaping

The Parish Council would like to see the application refused for the following planning reasons and request that the application is reported to MBC's planning committee :

- a. The proposed dwellings would have a detrimental effect on the setting of the three adjacent listed buildings and would alter the context within which they have sat for hundreds of years. We believe it is important to recognise that a listed property is the whole demise, not just the building itself and therefore the setting is particularly important in this instance
- b. The suburban type space standards (dwelling to plot ratio) of the proposed dwellings do not fit with the adjacent listed buildings
- c. The proposed dwellings are a pastiche of a former architectural style. Historic England advise against this type of imitation, particularly in proximity to listed properties
- d. We believe that the three existing listed buildings have great group value, reflecting a significant period in Boughton Monchelsea's history. The proposed new contemporary dwellings would be severely detrimental to this grouping of listed buildings
- e. We cannot agree with the Conservation Officer that the density of the proposed buildings and setting within the context of the listed buildings is an appropriate design approach. We would like to understand his reasoning behind this.
- f. We believe that the sight lines on to the highway at Green Lane are extremely poor and do not believe they comply with KCC Highways requirements.
- g. Nine parking spaces are proposed, with access via a long, narrow, single carriageway driveway. As such there would be a risk of vehicles backing up on Green Lane during

the inevitable conflict of inward and exiting traffic on the driveway. Green Lane is a country lane with no footpaths on this side of the road and the risk to drivers and pedestrians would be significant

- h. The proposal would cause unacceptable overlooking of the private amenity space of the adjacent existing dwellings
- i. Accurately drawn illustrative site sections should be provided which clearly show the materials used and the context within which the dwellings sit in relation to the existing listed buildings
- j. Clarification is required regarding the refuse storage and collection arrangements which we believe will present additional safety risks on Green Lane
- k. We understand from local residents that badgers are present on the Lewis Court land. We question the integrity of the ecology report. There have been regular sightings of badgers on adjacent land and the scope of the report needs to extend beyond the limits of the proposed development site to ensure that the works do not damage the badgers habitat
- l. Whilst we appreciate that a planning statement has been submitted by the applicant a design and access statement does not seem to have been prepared by the development's architect

To reiterate, Boughton Monchelsea Parish Council wish to see this application refused.

- 5. Any other Business: Cllr Gershon provided an update to members on enforcement issues relating to the construction works at Wierton Place
- 6. Date of Next Meeting: To be determined according to need.

Meeting closed at 10.30pm.