

Boughton Monchelsea Parish Council

Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 12th November 2024 at 7.30pm in the parish office within Boughton Monchelsea village hall

Present: Cllrs R. Martin (Meeting chair)
J. Green
L. Date
Parish Clerk

1. Apologies: Cllrs Smith, Humphryes and Steyl
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 : None
5. Approval of minutes of the planning meeting held on 22nd October 2024
Cllr Martin proposed that the minutes of the planning meeting held on 22nd October 2024 be accepted. Seconded by Cllr Date and agreed by all members.
6. Applications considered :
24/504358 Fairway, Church Hill, Boughton Monchelsea
Change of use of land for the stationing of 6 no. additional static caravans, relocation of 1 no. existing mobile home, retention of 1 no. mobile home and erection of 1 no. dayroom (following demolition of current) with associated access, parking and landscaping.
Demolition of existing stables and existing day room

The Parish Council wish to see the application refused for the following planning reasons. If MBC intend to approve it we would like the application reported to planning committee for decision.

- The proposal is contrary to policies in the MBC Local Plan. In particular, policy SP17 states that development proposals in the open countryside should not be permitted unless they accord with other policies in the plan and will not result in harm to the character and appearance of the area. The site is located in the open countryside and the siting of 6 mobile homes, retention of 1 mobile home and erection of a day room will result in harm to the character and appearance of the open countryside
- When considered with existing adjacent sites, the proposal represents significant over development, both in terms of the number of mobile homes proposed and the number of people who would be housed. This is of particular concern when considered together with the recent application for an additional 4 no. mobile homes at Four Oaks (application ref. 24/503377)
- Over the years, the proposal would result in a significantly reduced number of places for the settled community at the adjacent primary school, creating an unacceptable imbalance between the settled and traveller communities
- The application is for a change of use of land from a greenfield site. The Government's Planning Policy for Traveller Sites states that new gypsy and traveller development in the open countryside should be strictly limited

- Freedom of information details provided to the Parish Council from an MBC caravan count on 25/1/24 showed 2 mobile homes at Cobnut Tree Place, 1 mobile home at Greenacre, 1 mobile home at Fairway and 6 mobile homes at Four Oaks. The permitted number of mobile homes at each of these sites is 1 at Cobnut Tree Place, 1 at Greenacres, 2 at Fairway and 3 at Four Oaks. In total then there are 10 mobile homes on these sites with only 7 permitted. If planning applications 24/503377 and 24/504358 were approved then there would be 20 mobile homes in total on the Church Hill sites. This represents a completely unacceptable intensification from the 7 mobile homes that currently have planning permission
- The development is contrary to Boughton Monchelsea Neighbourhood Plan policy RH1 in that development south of Heath Road will not be supported unless it conforms with national and local rural exception policies

7. Any other business
None

8. Date of Next Meeting:
To be confirmed

Meeting closed at 7.50pm