

Boughton Monchelsea Parish Council

Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 22nd October 2024 at 7.30pm in the parish office within Boughton Monchelsea village hall

Present: Cllrs A. Humphyres (Meeting chair)
R. Martin
E. Steyl
A. Dawes
L. Date
T. Oladimeji
Parish Clerk

1. Apologies: Cllrs Smith and Green
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 1st October 2024
Cllr Humphyres proposed that the minutes of the planning meeting held on 1st October 2024 be accepted. Seconded by Cllr Martin and agreed by all members.
6. Applications considered :
24/504122 Land at Lower Farm Road, Boughton Monchelsea
Change of use of land for the stationing of two static mobile homes, installation of storage container for use as a day room and erection of kennels, installation of hardstanding (part retrospective)
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 site currently has no permitted residential use and is an intrusion into the open countryside. The application should be assessed on the basis of no current residential use even though the applicant is already living on the site (without planning permission)
 - The proposal would result in significant and unacceptable harm to the intrinsic character of this countryside location, failing to maintain or enhance local distinctiveness. This identified harm will be exacerbated by the urbanising nature of the development with associated domestic paraphernalia, hardstanding, car parking and external lighting. There are no benefits that would outweigh the harm that has been identified and the proposal is contrary to policies LPRSP9, LPRSP15 and LPRQD4 of the Maidstone Local Plan Review (2024), The Maidstone Landscape Character Assessment, and guidance in the NPPF (2023)
 - The development would introduce new residential dwellings outside of any settlement and far removed from local services and facilities which would result in the occupants 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) and in the aims of the National Planning Policy Framework (2023)

- 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
- The application contains no information about provision of utilities to the site and how waste water will be dealt with
- Please clarify how MBC verify the claimed gypsy / traveller status of the applicant

7. Any other business
None

8. Date of Next Meeting:
To be confirmed

Meeting closed at 7.45pm