



# BOUGHTON-UNDER-BLEAN PARISH COUNCIL

**Minutes of the Planning Committee meeting of the Parish Council held in St Barnabas Parish Centre on Tuesday 9<sup>th</sup> April 2024 from 7:00pm to 7:20pm.**

**Present:** Cllr I. Linfield, Cllr S. Moakes, Cllr D. Clayson

## **187. Apologies**

Mrs S. Muteham (Clerk)

## **188. Declaration of Interests**

None

## **189. Public Participation**

None

## **190. Minutes**

Minutes of the Planning Committee meeting held on Tuesday 20<sup>th</sup> February 2024 (minutes 169-173) were circulated prior to the meeting and taken as read and confirmed. **Resolved:** The minutes of the meeting held on 20<sup>th</sup> February 2024 were approved.

## **191. Current Planning Matters**

A. **24/500508/FULL** - Existing garage to be converted to utility room and erection of side extension to be used as a store (amendment of description). Camwa Ash, Bull Lane  
Members present considered the amendments to the application and continued to record an objection with the following specific comments:

- The original planning application seems to have been both disingenuous and somewhat economic with the facts. The design and access statement refers to a garage. Indeed the application is justified on the basis that ‘The existing garage currently accessed from the driveway is inadequate for use therefore a new garage... is proposed.’ Yet it is now claimed that it would be ‘more accurate’ to describe this structure – which strongly resembles a garage – as a store. These anomalies are a cause of concern for the committee.
- The property will lose car parking space from the current garage when it is converted into a utility room, leaving sufficient parking space for only 1 car – wholly inadequate for a 4-bedroomed house. Given the limited availability of parking in the village, at least 3 spaces would be the requirement as per SBC’s Parking Standards (2020) The proposal is thus contrary to BDNP policies T3 and H8.
- According to the council’s SPG ‘Designing an extension; a guide for householders’, a house with a pitched roof should have a pitched roof extension. In design terms alone therefore the scheme is objectionable.
- Moreover such an addition would have an ‘unbalancing’ effect on the original small terrace of modern houses of which it forms part, adversely affecting the Bull Lane street scene.
- If granted permission, the extension would be an overdevelopment of the property.
- We must reiterate that Camwa Ash falls within the Boughton Street conservation area and so the proposed building contravenes policy DM33.
- The planning committee noted that there had been a previous similar application in 1992 for a ‘Front/side extension to form hobbies workshop’ which was withdrawn.

*Chairman’s Initial.....*

However, it is evident that the property already has a small single storey side extension which is not shown on the submitted plans

- B. **PLANNING ENFORCEMENT CONSULTATION** - To consider a response to consultation [Planning Enforcement Consultation](#)  
The matter was not discussed.

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Signed by the CHAIRMAN of the meeting

*Chairman's Initial*.....