

Boughton Monchelsea Parish Council

Minutes of the Boughton Monchelsea Parish Council Planning & Licensing
Committee meeting held on 13th January 2026 at 9.30pm
in Boughton Monchelsea village hall

Present: Cllrs D. Smith (Chair)
A. Humphryes
R. Martin

1. Apologies: Cllrs Steyl, Green and Date
2. Filming of meeting : None
3. Notification of late items for the agenda : None
4. Declaration of interests : None
5. Approval of minutes of the planning meeting held on 11th December 2025
The minutes of the planning meeting held on 11th December 2025 were approved.

6. Applications considered :

**25/505295 Cliff House, Cliff Hill, Boughton Monchelsea
Retrospective application for alterations to entrance gate
and boundary wall**

No objection / comment

**25/500013 70 Church Street, Boughton Monchelsea
Demolition of existing single storey extension. Erection of
replacement two-storey front / side extension and erection of
single storey rear extension. Erection of interlinked single-
storey residential annexe, changes to fenestration, including
rendering of first floor of existing dwelling. Front porch
extension to include ramp and associated landscaping**

The Parish Council has no objection to this application provided it overrides the previously permitted application for the erection of a bungalow in the garden of the property (application ref. 23/503056). If this is not the case, we wish to see the application refused as it would represent overdevelopment of the site. If MBC were minded to approve it under these circumstances we would wish to see the application reported to planning committee for decision.

**26/500003 Tilts House, Heath Road, Boughton Monchelsea
Replacement of existing garage on residential garden land
with an ancillary annex**

The Parish Council has no objection to this application provided it overrides the previously permitted application for the erection of an annex in the garden of the property (application ref. 24/505161)

**25/505063 Land adjacent North Lodge, Back Lane, Boughton Monchelsea
Erection of a new self-build residential bungalow, new workshop and creation of new access**

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

- There is no policy support for the erection of new build dwellings in the countryside. The introduction of a house, driveway and a domestic curtilage with its associated paraphernalia would result in a suburbanising development, detrimentally altering the intrinsic rural character of the area
- Future occupants of the dwelling would be reliant on private vehicles to access amenity services and employment opportunities, contrary to the MBC Local Plan and NPPF
- The application is contrary to the policies contained within the Boughton Monchelsea Neighbourhood Development Plan, including policy RH1 which states that proposals for new residential development to the south of Heath Road will not be supported unless they conform with national and local rural exception policies

**25/504826 94 Edmett Way, Maidstone
Conversion of existing loft into habitable space with 2 no. flat roof dormers on the front elevation and 1 no. flat roof dormer on the rear elevation**

No objection / comment

7. Any other business

None

8. Date of Next Meeting

The next meeting will be held on Thursday 29th January at 7.30pm in the parish office.

Meeting closed at 9.55pm