

Boughton Monchelsea Parish Council

Minutes of the Boughton Monchelsea Parish Council Planning & Licensing
Committee meeting held on 16th March 2026 at 7.30pm in the
parish office within Boughton Monchelsea village hall

Present: Cllrs D. Smith (Chair)
R. Martin
L. Date
E. Steyl
2 members of the public

1. Apologies: Cllr Green
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 29th January 2026
The minutes of the planning meeting held on 29th January 2026 were approved.
6. Applications considered :
26/500250 23 Morris Close, Boughton Monchelsea
Erection of first floor side extension to existing residential
dwelling house
No objection / comment

26/500587 Monchelsea Farm, Unit 1A Heath Road, Boughton
Monchelsea
Section 73 – Application for Variation of condition 5 (to
extend opening hours from 6.00 to 22.00), pursuant to
25/504011 for Change of use of building from storage and
distribution (Class B8) to padel tennis (5 courts) for a
temporary period of 5 years, including alterations to
fenestration, cycle and bin storage and creation of 15 no. new
parking spaces

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

- It is unacceptable for the opening hours to be extended from 8am – 10pm to
6am – 10pm. If members of the public arrive on site at 6am then staff
members would need to arrive even earlier to open up. Nearby residents are
likely to be asleep at this time of the morning and would be disturbed by such
an early opening time
- We were assured by the applicants (who attended one of our Parish Council
meetings) that the facility would not open until 8am and we did not object to
the original application on that basis. It is very disappointing to see this

variation of condition application so soon after the original application was decided

- The Forever Padel website <https://foreverpadel.co.uk/> lists various other facilities on the site, including a fully equipped gym and cardio room, mat pilates, circuit training, sauna and ice bath wellness facilities, dedicated recovery area, sun beds, social areas, pool table and a fully licensed bar. There is also a video post on the Forever Padel Facebook page <https://www.facebook.com/reel/1435028058216090> explaining all these facilities and showing mock ups of what they will look like. These facilities did not form part of the original planning application and the Parish Council would have objected, had they been included. When the applicants attended our Parish Council meeting they assured us there would be no café or licensed bar on site and also made assurances regarding external lighting.

26/500524 6 Roy Hood Court, Boughton Monchelsea
Erection of a single storey extension

No objection / comment

7. Any other business
None
8. Date of Next Meeting
To be confirmed

Meeting closed at 8.15pm