

Boughton Monchelsea Parish Council

Minutes of the Boughton Monchelsea Parish Council Planning & Licensing
Committee meeting held on 29th January 2026 at 7.30pm in the
parish office within Boughton Monchelsea village hall

Present: Cllrs D. Smith (Chair)
A. Humphryes
L. Date
J. Green
E. Steyl
2 members of the public

1. Apologies: Cllr Martin
2. Filming of meeting : None
3. Notification of late items for the agenda : None
4. Declaration of interests : Cllr Green declared an interest in 25/505295 as an acquaintance of the applicants.
5. Approval of minutes of the planning meeting held on 13th January 2026
The minutes of the planning meeting held on 13th January 2026 were approved.
6. Applications considered :
25/505171 Brishing Court Farm, Brishing Lane, Boughton Monchelsea Change of use of agricultural land (part of former traditional orchard) to residential use and erection of self-build single storey dwelling. Installation of solar array

The applicant was present at the meeting and spoke in support of the application. Cllr Smith spoke in objection and members agreed that they would not be able to support the application. Cllr Smith highlighted that a significant reason for this was a lack of public benefit.

Following further discussion it was agreed to submit the following response to MBC.

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 :

- The proposed development would result in significant and unacceptable harm to the character and appearance of this countryside location. This would be exacerbated by the urbanising nature of the development, with associated domestic paraphernalia and car parking. There are no benefits that would outweigh the harm caused and the proposal is contrary to policy LPRSP9 in the Maidstone Borough Council Local Plan Review (2024), the Boughton Monchelsea Neighbourhood Development Plan (policy RH1) and guidance in the NPPF.

- The development would introduce a new dwelling removed from local services and facilities which would result in future occupants being reliant on the private motor vehicle for their day to day needs. This reliance on the private motor vehicle would be contrary to the aims of sustainable development as set out in the Maidstone Borough Council Local Plan Review (2024) and in the aims of the NPPF. Boughton Monchelsea has a very limited bus service and the site is distant from all village facilities, with pedestrian access via a narrow lane with no footpath

Paragraph 12 of the NPPF states :

The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

- In line with MBC Local Plan policy LPRSP8, limited, small scale, plan-led development is supported in Boughton Monchelsea but only where all of the following four criteria apply :
 - The scale of the development is proportionate to the size of the settlement and the type and level of local services available
 - The development design takes account of landscape impact having regard to the setting of the settlement within the countryside
 - It can be linked to the retention or expansion of specific infrastructure or service assets within the settlement
 - It has community support, either through a Neighbourhood Plan, or other Parish endorsement, for example as a Rural Exception Site; and where suitable access can be provided

The proposal does not meet all the above criteria and is therefore contrary to policy LPRSP8

- The proposal is located on the 'best and most versatile' agricultural land and change of use to residential should not be permitted, whether the land is currently used for agriculture or not
- The proposal would harm the setting of the adjacent grade II* listed building and public benefit does not outweigh the harm that would be caused. As such the proposal fails to comply with both the MBC Local Plan and the NPPF

The NPPF states :

Para 212

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Para 213

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of :

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens and World Heritage Sites, should be wholly exceptional*

Para 215

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use

- The appeal decision of 4th August 2025 relating to adjacent 'Cherry Barn' is not of significance to this application as the appeal site contained a partially constructed building. The site relating to this application is a greenfield site on good quality agricultural land

26/500084

13 Joywood, Boughton Monchelsea

Conversion of the existing integral garage into a study and erection of entrance porch

No objection / comment

26/500172

70 The Quarries, Boughton Monchelsea

Demolition of garden shed and erection of an annexe for ancillary use to the main dwellinghouse

The Parish Council has concerns regarding the design of the proposal, particularly in context with its location in a conservation area and proximity to a listed building

7. Any other business

None

8. Date of Next Meeting

To be confirmed

Meeting closed at 8.45pm