Boughton Monchelsea Parish Council

Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 17th November 2026 at 7.30pm in the parish office within Boughton Monchelsea village hall

Present: Cllrs J. Green (Meeting Chair)
A. Dawes
E. Steyl
L. Date
J. Robertson

1. Apologies: Cllr Smith and Cllr Martin

2. Filming of meeting : None

3. Notification of late items for the agenda :
26/504264/PNQCLA Oast at Rabbits Cross, Lower Farm Road

4. Declaration of interests : None

5. Approval of minutes of the planning meeting held on 27th October 2026
The minutes of the planning meeting held on 27th October 2026 were approved.

6. Applications considered :

26/504098 **Cherry Tree Park, Church Hill, Boughton Monchelsea**
Section 73 – Application for variation of condition 1 (to allow use of plot 9 as manager / warden's accommodation) pursuant to 16/503177/FULL for - Application for the variation of condition 3 (no of caravan / lodges in accordance with approved plan) and 6 (approved plans) of permission 16/500987/FULL – in order to increase the size of lodge 12.

No objection / comment.

26/504171 **Robins Rest, Park Lane, Boughton Monchelsea**
Change of use of land for stationing of 4 no. additional mobile homes and 1 no. day room on traveller site with the provision of 8 additional parking spaces and associated soft and hard landscaping

The Parish Council wish to see the application refused for the following reasons :

- The proposal is contrary to policies in the MBC Local Plan. In particular, policy SP17 states that development proposals in the open countryside should not be permitted unless they accord with other policies in the plan and will not result in harm to the character and appearance of the area. The site is located in the open countryside and the permanent siting of 4 additional mobile homes and erection of a day room will result in harm to the character and appearance of the open countryside

- The application is for a change of use of land from a greenfield site. The Government's Planning Policy for Traveller Sites states that new gypsy and traveller development in the open countryside should be strictly limited
- 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

26/504264/ PNQCLA **Oast at Rabbits Cross, Lower Farm Road, Boughton Monchelsea**
Prior notification for the change of use of a building and any land within its curtilage from agricultural into a single dwellinghouse and associated operational development. For its prior approval to : Transport and Highways impacts of the development. Noise impacts of the development. Contamination risks on the site. Flooding risks on the site. Whether the location or siting of the building makes it otherwise impractical or undesirable for the use of the building to change from agricultural use to C3 (dwellinghouses). Design and external appearance impacts on the building. Provision of adequate natural light in all habitable rooms of the dwellinghouse.

No objection / comment.

7. Any other business
None

8. Date of Next Meeting
To be confirmed

Meeting closed at 8.10pm