

Boughton Monchelsea Parish Council

Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 2nd July 2026 at 7.30pm in the parish office within Boughton Monchelsea village hall

Present: Cllrs D. Smith (Meeting Chair)
R. Martin
E. Steyl

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 9th June 2026
The minutes of the planning meeting held on 9th June 2026 were approved.
6. Applications considered :

**26/501821 Coombe Bank, Old Tree Lane, Boughton Monchelsea
Erection of 3 no. dwellings with associated landscaping,
altered vehicle access, parking and new pedestrian access
pathway with gate**

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 three new dwellings, removed from basic 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 and spatial strategy as set out in policy LPRSS1 of the MBC Local Plan Review (2024), policy RH1 of the Boughton Monchelsea Neighbourhood Plan and 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 was 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

- We believe the proposal may be located on the 'best and most versatile' agricultural land and if so, change of use to residential should not be permitted, whether the land is currently used for agriculture or not

**25/502235 Land rear of 55 Church Street, Boughton Monchelsea
Demolition of existing stables and shed and erection of 18
no. extra care retirement bungalows (Class 2) comprising 7
no. semi-detached pairs (14 no. total) and 4 no. detached
bungalows and a single storey rear extension to existing
clubhouse, communal garden to include timber pavilion,
with associated landscaping, access roads and parking
(NOTIFICATION OF APPEAL)**

The Parish Council wishes to reiterate its original objections to the application.

7. Any other business
None

8. Date of Next Meeting
To be confirmed.

Meeting closed at 8.10pm