

Boughton Monchelsea Parish Council

Minutes of the Boughton Monchelsea Parish Council Planning & Licensing
Committee meeting held on 27th October 2026 at 7.30pm in the
main hall of Boughton Monchelsea village hall

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

13 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 : None
5. Approval of minutes of the planning meeting held on 6th October 2026
The minutes of the planning meeting held on 6th October 2026 were approved.

6. Applications considered :
26/02345/ Spring Farm, East Hall Hill, Boughton Monchelsea
LAPRE Licensing application for sale / supply of alcohol 11am to
9pm every day and recorded / live music Mon to Fri 11am to
6pm, Sat & Sun 11am to 9pm

Members of the public expressed their concern regarding the extent of the proposed hours for sale of alcohol and playing of music. The applicant was in attendance and stated that a premises licence was required in order to sell alcohol via their website. He added that the intention was to hold around 5 open days per year plus small wine tasting events.

Cllr Smith noted that the Parish Council are not informed of licensing applications by the local authority and the comments deadline for the application has now passed. It was agreed that the Parish Council should respond directly to the officer, expressing concern at the extent of the proposed hours and noting the above discussions between residents and the applicant.

- 26/503659 Land West of Gandy's Lane, Boughton Monchelsea**
Erection of 6 retirement bungalows with associated garaging
and reconfigured entrance together with a new section of
footway along Gandy's Lane

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

- The proposed development does not meet all five of the criteria set out in the Smaller Village policy LPRSP8 of the MBC Local Plan. It cannot be

linked to the retention or expansion of specific infrastructure or service assets within Boughton Monchelsea and it has no community support.

- Government planning inspector, David Spencer BA(Hons) DipTP MRTPI made a final report to Maidstone Borough Council on the Maidstone Local Plan review on 8th March 2024. This report included the following statement ***‘Given the positive allocation of land at Boughton Monchelsea, the settlement is not identified for additional housing growth which would be justified but Policy LPRSP8 should reference the allocation at Campfield Farm and MM36 would do this, ensuring the Plan would be effective in this regard’***. This statement was made in acknowledgement that Boughton Monchelsea was, uniquely, the only smaller village with an allocated site and, as such, no further development over and above these 25 allocated homes could be justified
- The proposal would be intrusive to neighbouring properties and would result in a loss of privacy and enjoyment of their residential amenity space. The level of the site is higher than the level of the surrounding properties, increasing the intrusive effect
- We are concerned at pedestrian safety but the introduction of a new footpath would completely change the character of this semi-rural lane
- We are concerned at increased traffic movements, particularly vehicles exiting on to Heath Road from Gandy’s Lane, a dangerous junction with poor visibility.
- Although Maidstone Borough Council has a shortfall in its 5 year housing land supply it has already been acknowledged that small developments such as this will make no difference to this shortfall
- One of the trees (a sycamore) identified for removal is covered by a TPO (ref 5002/2022/TPO) and should therefore be preserved
- The biodiversity net gain calculation included in the application documents is flawed and should be recalculated

26/503657 The Barn, Whiteways Farm, Hermitage Lane, Boughton Monchelsea
Section 73 – Application for variation of condition 4 (to allow the building and land to be used for uses falling within Class E (g)) pursuant to 07/1841 for – Change of use of land and the erection of home office building as shown on the location plan and plans 929-100 rev A dated 7 September 2007

The Parish Council wish to see the application refused. The applicant has recently obtained planning consent for a residential dwelling on the site to replace an existing outbuilding and we are concerned this could be more of the same via a different route, first applying for class E (g) use before applying for change of use to residential at a later date.

26/500087 Land at 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 (NOTIFICATION OF APPEAL)

The appeal was noted and the Parish Council's original objections to the application still stand.

**26/503961 Land at Maidstone Police Headquarters & Land at Pested
Bars Road, Sutton Road, Maidstone
EIA Screening opinion – construction of up to 560 residential
dwellings together with access, landscaping, amenity and
open space provision and other associated works**

It was noted that this is an application to determine whether an Environmental Impact Assessment is required, not a full planning application. Members agreed that it was not appropriate for the Parish Council to respond to this application but to comment on the full planning application as and when it is received.

7. Any other business
None

8. Date of Next Meeting
To be confirmed

Meeting closed at 8.40pm