

# Boughton Monchelsea Parish Council

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

Present: Cllrs J. Green (Meeting Chair)  
R. Martin  
E. Steyl

1. Apologies: Cllr Smith & Cllr Date
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 16<sup>th</sup> March 2026  
The minutes of the planning meeting held on 16<sup>th</sup> March 2026 were approved.

6. Applications considered :

**26/500976 Land rear of Robins Nest, Park Lane, Boughton Monchelsea  
Change of use of the land for the stationing of three mobile  
homes, erection of day room and hard and soft landscaping  
for Gypsy / Traveller occupation (Retrospective)**

The Parish Council wish to see the application refused for the following planning 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 3 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
- We are very disappointed to see yet another retrospective planning application which makes a mockery of the planning process

**26/501191 Mobile Home at Wierton Hill Farm, Wierton Hill, Boughton  
Monchelsea  
Replacement of the existing mobile home with a permanent  
residential self-build dwelling**

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 application is contrary to the policies contained within the Boughton Monchelsea Neighbourhood Development Plan, including policy RH1 which states that proposals for new residential development to the south of Heath Road will not be supported unless they conform with national and local rural exception policies
- The proposed permanent dwelling 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 fact that the dwelling would be replacing an existing mobile home is immaterial
- The development would introduce a new permanent dwelling far 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. The site is distant from all village facilities, including the very limited bus service.

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.

**26/500998/ADV The Oast, Monchelsea Farm, Heath Road, Boughton Monchelsea  
Advertisement Consent for 1 x non illuminated fascia and 2 x non illuminated fence mounted signs**

No objection / comment

**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 (NOTIFICATION OF APPEAL)**

No further response to be submitted.

7. Any other business  
None

8. Date of Next Meeting  
To be confirmed

Meeting closed at 8.20pm