

Boughton Monchelsea Parish Council

Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 11th December 2025 at 7.30pm in the parish office within Boughton Monchelsea village hall

Present: Cllrs D. Smith (Chair)
J. Green
L. Date
A. Humphries

1. Apologies: Cllrs Martin and Steyl
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 11th November 2025
The minutes of the planning meeting held on 11th November 2025 were approved.
6. Applications considered :
25/504463 Cliff House, Cliff Hill, Boughton Monchelsea
Change of use of a field for dog walking. Erection of timber shelter, dog washing facility and with fencing and access gates. Associated work

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 proposal would result in significant harm to the intrinsic character and appearance of the countryside and this designated landscape of local value with the proposal failing to accord with policies in the adopted Maidstone Local Plan Review and the Boughton Monchelsea Neighbourhood Plan. This urbanising harm arises from the proposed new buildings in this location that is spatially separate from other development in this rural location and associated entrance, car parking and fencing
- The proposal would result in harm to the historic significance of the grade II listed Cliff House and its setting as a result of the new site entrance, fencing, new structures, hardstanding and gates. The public benefits of the proposal do not outweigh this identified harm and the proposal is contrary to policies in the adopted Maidstone Borough Council Local Plan Review and the Boughton Monchelsea Neighbourhood Plan
- The proposal would cause unnecessary loss of agricultural land and would also landlock an area of agricultural land between the site and the garden land of Cliff House
- The proposed new gated vehicle access on Cliff Hill Road represents an unnecessary and inappropriate opening on to a narrow highway and is close

to a blind corner. Removal or cutting back of hedging to improve sight lines is inappropriate and would cause further harm to the open countryside

- 0.6m high perimeter fencing would not be sufficient to keep dogs secure in the field
- We question the demand for such a facility when one was consented just a few minutes' drive away in Wierton

**25/504805 Maidstone Borough Council depot, Bircholt Road, Maidstone
Provision of permanent edge protection around the roof solar
array with retractable access ladder and a solar plant cage**

No objection / comment

**25/504803 Spring Farm, East Hall Hill, Boughton Monchelsea
Section 73 application for Minor Material Amendment to
approved plans condition 2 and variation of conditions 5, 6,
9 and 11 (to allow for the repositioning of the dwelling to more
suitably accommodate the approved driveway and parking
arrangements. Minor alterations to the rear ground-floor
glazing and minor reconfigurations to the internal layout)
pursuant to 25/501133/FULL for Section 73 Application for
Minor Material Amendment to approved plans condition 2
(minor amendment to add home gym and office space
incorporated within a modest single-storey enlargement.
Approve visual appearance of side addition using local
ragstone and completing with a matching hip roof.) pursuant
to 24/504896/FULL for Demolition of existing dwelling and
ancillary domestic outbuildings. Erection of replacement
self-build dwelling with associated driveway and 4 (no)
parking bays**

No objection / comment

7. Any other business

The Parish Council's Neighbourhood Plan review was discussed. In addition, Cllr Smith noted that consultant, Anna Cronin will be producing a response to MBC's Landscape Character Assessment consultation, on behalf of the Parish Council.

8. Date of Next Meeting
To be confirmed

Meeting closed at 7.55pm