

Boughton Monchelsea Parish Council

Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 6th October 2026 at 7.30pm in the committee room of Boughton Monchelsea village hall

Present: Cllrs D. Smith (Chair)
J. Green
A. Dawes
1 member 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 20th August 2026
The minutes of the planning meeting held on 20th August 2026 were approved.

6. Applications considered :

26/503338 20 Coleman Way, Maidstone
Change of use of the property to a mixed use as a residential dwelling and use of the kitchen for an Asian food preparation and delivery business (retrospective)

The Parish Council wish to see the application refused for the following reasons. If MBC are minded to approve it, we wish to see the application reported to planning committee for decision.

- It is wholly inappropriate for a residential dwelling in this location to be approved for mixed use as a private residence and kitchen for a food preparation and delivery business and we fully concur with residents' objections.

26/503437 41 The Quarries, Boughton Monchelsea
Loft conversion including change of rear roof to gable end and construction of 2 no. flat roof dormers

The Parish Council wish to see the application refused for the following reasons. If MBC are minded to approve it, we wish to see the application reported to planning committee for decision.

- The proposal is over-scale, bulky and incongruous and is insensitive to its setting within The Quarries conservation area
- There would be overlooking to neighbouring properties, negatively impacting their private amenity space
- We question whether the internal floor to ceiling height within the proposed loft conversion is within acceptable standards

26/503553 The Piggeries, The Quarries, Boughton Monchelsea
Section 73 Application for minor material amendment to approved plans condition 17 (to allow larger size and different appearance of the approved design) pursuant to application 20/502118/FULL for variation of condition 11 of previously approved : 17/500098/FULL (Demolition of existing buildings and erection of a single detached dwelling house) for no development other than ground works, including the excavation of foundation trenches, shall take place until the existing buildings on the site and their foundations and all other arisings are removed from site.

The Parish Council wish to comment on the application as follows :

- We are concerned at the increase in size of the proposal, in particular the increased ridge height in relation to existing adjacent properties which include listed buildings
- No information has been provided as to how the proposal would sit in relation to existing neighbouring properties. The drawings should be fully dimensioned to include height of the proposal and finished ground floor level relative to existing features / buildings. No decision on the application should be made until this information has been provided
- The conservation officer should be consulted regarding the effect of the proposal on adjacent listed properties

26/503168 Whiteways Farm, Hermitage Lane, Boughton Monchelsea
Erection of a car port and change of use of land to residential curtilage

No objection / comment.

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 (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 8.00pm