

Boughton Monchelsea Parish Council

Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 20th August 2026 at 7pm in the committee room of Boughton Monchelsea village hall

Present: Cllrs D. Smith (Chair)
L. Date
J. Green
A. Dawes
2 members of the public

1. Apologies: Cllrs Steyl and 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 21st July 2026
The minutes of the planning meeting held on 21st July 2026 were approved.

6. Applications considered :
26/502722 Unit 1A Monchelsea Farm, Heath Road, Boughton Monchelsea
Section 73 – Application for variation of condition 5 (to allow padel tennis courts to be used between 06.00 hrs to 22.00 hrs) pursuant to 25/504110/FULL for - Change of use of building from storage and distribution (Class B8) to padel tennis (5 courts) for a temporary period of 5 years, including alterations to fenestration, cycle and bin storage and creation of 15 no. new parking spaces

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 unacceptable for the opening hours to be extended from 8am – 10pm to 6am – 10pm. If members of the public arrive on site at 6am then staff members would need to arrive even earlier to open up. Nearby residents are likely to be asleep at this time of the morning and would be disturbed by such an early opening time. We have already received reports from residents of people noisily leaving the site after the centre has closed
- We are concerned at traffic movements to and from the site at the junction with Heath Road, creating conflict with vehicles dropping off and collecting children from the adjacent nursery, which shares the same access
- We were assured by the applicants (who attended one of our Parish Council meetings) that the facility would not open until 8am and we did not object to the original application on that basis. It is very disappointing to see this (second) variation of condition application so soon after the original application was decided

- The Forever Padel website <https://foreverpadel.co.uk/> lists various other facilities on the site, including a fully equipped gym and cardio room, mat pilates, circuit training, sauna and ice bath wellness facilities, dedicated recovery area, sun beds, social areas, pool table and a fully licensed bar. These facilities did not form part of the original planning application and the Parish Council would have objected, had they been included. When the applicants attended a previous Parish Council meeting they assured us there would be no café or licensed bar on site and also made assurances regarding external lighting. We have received recent reports of significant light pollution from the site which is affecting enjoyment of residents' private amenity space and will also be detrimental to bats.
7. Any other business
None
8. Date of Next Meeting
To be confirmed
- Meeting closed at 7.15pm