

Boughton Monchelsea Parish Council

Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 14th May 2026 at 7.30pm in the parish office within Boughton Monchelsea village hall

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

1. Apologies: Cllrs Date and Dawes
2. Filming of meeting : None
3. Notification of late items for the agenda : None
4. Declaration of interests : Cllr Smith noted that he had visited the site of the Whiteways Farm application (26/501548), at the request of the applicant.
5. Approval of minutes of the planning meeting held on 16th April 2026
The minutes of the planning meeting held on 16th April 2026 were approved.

6. Applications considered :

26/501495 13 Joywood, Boughton Monchelsea
Erection of a single storey rear extension with a rear roof terrace and change of rear window into door

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

- Installation of large, six foot high sheets of glass on the roof terrace would be incongruous in this setting of conventional brick-built houses
- We are disappointed to note that the Fire Safety Strategy Statement makes reference to Croydon Council when the site is many miles from Croydon

26/501548 Whiteways Farm, Hermitage Lane, Boughton Monchelsea
Erection of self-build chalet bungalow to replace the existing residential outbuilding on same footprint

Consistent with the Parish Council's responses to other applications for dwellings in the open countryside to the south of Heath Road, we wish to see the application refused for the following planning reasons :

- 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 new 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 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.

7. Any other business
None

8. Date of Next Meeting
To be confirmed

Meeting closed at 8.15pm