

Boughton Monchelsea Parish Council

Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 8th April 2025 at 7.30pm in the parish office within Boughton Monchelsea village hall

Present: Cllrs J. Green (Meeting Chair)
R. Martin
L. Date
R. Sutton
A. Dawes
Parish Clerk

1. Apologies: Cllrs Smith and Humphryes
2. Filming of meetings :
Nobody expressed any intention of filming the meeting.
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 March 2025
The minutes of the planning meeting held on 20th March 2025 were approved.
6. Applications considered :
25/501019 Roseberry, Gandys Lane, Boughton Monchelsea
Erection of an outbuilding to serve as a cattery to be run as a business
The Parish Council wish to comment on the application as follows :
 - The application should be considered in conjunction with the other current planning application for this site (25/500899). Consideration should be given to the overall footprint of the builds in relation to the plot size
 - Has the applicant applied for change of use of the site to business use?
25/500571 Fairway B, Church Hill, Boughton Monchelsea
Retrospective planning application for change of use of land for the stationing of 1 no. static caravan and 2 no. touring caravans for gypsy / traveller occupation, erection of utility / storage building and shed, installation of hardstanding and creation of new access
The Parish Council wish to see the application refused for the following planning reasons. If MBC intend to approve it we would like the application reported to planning committee for decision.
 - 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 siting of an additional static caravan, touring caravans and utility / storage building will result in harm to the character and appearance of the open countryside
 - When considered with adjacent sites, including those awaiting decision or appeal decision, the proposal represents significant over development, both in terms of the number of mobile homes proposed and the number of people who would be housed

- Over the years, the proposal, when considered with adjacent sites (including those awaiting decision or appeal decision), would result in a reduced number of places for the settled community at the adjacent primary school, creating an unacceptable imbalance between the settled and traveller communities
- 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
- Freedom of information details provided to the Parish Council from an MBC caravan count on 25/1/24 showed 2 mobile homes at Cobnut Tree Place, 1 mobile home at Greenacre, 1 mobile home at Fairway and 6 mobile homes at Four Oaks. The permitted number of mobile homes at each of these sites is 1 at Cobnut Tree Place, 1 at Greenacres, 2 at Fairway and 3 at Four Oaks. In total then there are 10 mobile homes on these sites with only 7 permitted. If planning applications 24/503377 (awaiting decision), 24/504358 (awaiting appeal decision) and this new application were all approved then there would be 21 mobile homes in total on the Church Hill sites. This represents a completely unacceptable intensification from the 7 mobile homes that currently have planning permission
- 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
- The photos submitted with the application do not correspond with the submitted drawing – the existing close board fence appears to be significantly taller than 1.8m and trees which are shown as retained appear to have been removed
- There are no details of how sewage from the site would be dealt with

25/501133 Spring Farm, East Hall Hill, Boughton Monchelsea
Section 73 Application for Minor Material Amendment to approved plans condition 2 (minor amendment to add a home gym and office space incorporated within a modest single-storey enlargement. Approve visual appearance of side additional using local ragstone and completing with a matched 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

25/5001309 Annobere, Heath Road, Boughton Monchelsea
Hip to gable loft conversion with rear elevation dormer and 5 no. roof lights to front (resubmission of 25/500107/FULL)

No objection however MBC should ensure that neighbours' right to light is maintained

25/501366 Weald Barn House, Wierton Hill, Boughton Monchelsea
Replace existing window with timber french doors with steps to garden on south elevation, extension to patio and changes to fenestration

No objection / comment

25/501367/ LBC Weald Barn House, Wierton Hill, Boughton Monchelsea
Listed Building Consent for internal and external alterations including removal of block work partition on ground floor, replacement stairs second floor, replace existing window with timber

french doors with steps to garden on south elevation, extension to patio and infill opening on east elevation with matching brickwork

No objection / comment

7. Any other business
None

8. Date of Next Meeting
To be confirmed

Meeting closed at 7.50pm