

Boughton Monchelsea Parish Council

Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 25th September 2025 at 7.30pm in the parish office within Boughton Monchelsea village hall

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

Parish Clerk

1. Apologies: None
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 9th September 2025
The minutes of the planning meeting held on 9th September 2025 were approved.
6. Applications considered :
25/503686 The Barn at Wierton Hill Farm, Wierton Hill, Boughton Monchelsea
Change of use of land and erection of new self build residential dwelling with associated works. Demolition of the existing agricultural barn and existing annexe

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 will result in harm to the character and appearance of this rural location, with the siting, mass, scale and domestic design of the proposed building failing to maintain or enhance local distinctiveness including in relation to landscape, visual amenity and existing sporadic pattern of development. The urbanising impact of the development on this rural location will be increased by the additional associated domestic paraphernalia generated by the new house. There are no benefits present that would outweigh the harm that has been identified. The development is contrary to policies SP17, DM1 and DM30 of the Maidstone Local Plan (2017), RH1, RH6, RH8 of the Boughton Monchelsea Neighbourhood Plan (2021) and guidance in the NPPF (2023)
- The proposed dwelling would be far removed from basic services and facilities and this would result in future occupants of the site being reliant on the private motor vehicle to travel for access to day to day needs. This reliance on the private motor vehicle would be contrary to the aims of sustainable development as set out in policy SS1 of the Maidstone Local Plan (2017) and the aims of the National Planning Policy Framework (2023)
- The proposal is south of Heath Road. As such, it does not comply with policy RH1 of the Boughton Monchelsea Neighbourhood Plan which states that 'Proposals for new residential development to the south of Heath Road (B2163) will not be supported unless they conform with national and local rural exception policies'

7. Any other business
None

8. Date of Next Meeting
To be confirmed

Meeting closed at 8.25pm