

Boughton Monchelsea Parish Council

Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 8th 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 (from 7.55pm)

Parish Clerk

1. Apologies: Cllrs Humphryes and Dawes
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 24th July 2025
The minutes of the planning meeting held on 24th July 2025 were approved.
6. Applications considered :
 - 25/503541 Fairview, Heath Road, Boughton Monchelsea**
Retrospective application for erection of an outbuilding (built in 1969)
No objection / comment
 - 25.503175 Heinz Orchard, Wierton Hill, Boughton Monchelsea**
Conversion of agricultural building to 2 no. four bedroom residential dwellings with the insertion of 6 no. roof lights, solar PV arrays and the provision of 4 no (2 for each dwelling) parking spaces
The Parish Council wish to comment on the application as follows :
 - Given the earlier decision in principle to approve the conversion under permitted development rights we have no objection to residential use but expect the following issues to be fully considered by MBC when deciding the application
 - Design, including fenestration details
 - Provision of services
 - Green considerations, including provision of renewable energy sources, rainwater harvesting systems, EV charging points, native planting, swift and bee bricks, bat and bird boxes, wildlife friendly boundaries, thermal insulation and airtightness, permeable parking and footway surfaces and avoidance of light pollution
 - 25/503583 Land east of Wierton Hill, Boughton Monchelsea**
Section 73 application for variation of condition 2 (site development scheme), removal of condition 4 and 5 (landscaping scheme) and variation of condition 6 (ecological enhancement scheme) and condition 8 (hours of operation) pursuant to application 25/500417/FULL for change of use of agricultural land for the exercising of dogs and erection timber posts and metal field fencing including provision of a parking area (retrospective)

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

- We are concerned that the original application was only consented after a retrospective planning application was submitted earlier this year. This application was decided by MBC planning committee where conditions were carefully debated before being imposed. Nothing has changed and these conditions remain important on this rural site and should not be removed.

7. Any other business
None

8. Date of Next Meeting
To be confirmed

Meeting closed at 8.05pm