

Boughton Monchelsea Parish Council

Minutes of the Boughton Monchelsea Parish Council Planning & Licensing Committee meeting held on 29th April 2025 at 7.30pm in the parish office within Boughton Monchelsea village hall

Present: Cllrs D. Smith (Chair)
R. Martin
E. Steyl
A. Dawes
Parish Clerk

1. Apologies: Cllrs Green, Humphryes and Date
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 8th April 2025
The minutes of the planning meeting held on 8th April 2025 were approved.
6. Applications considered :
25/501264/ LDCEX The Mobile Home East of The Barn at Wierton Hill, Boughton Monchelsea
Certificate of Lawful Existing Use and Development for change of use of land and siting of a Mobile Home used as a residential dwelling with associated amenity curtilage
The Parish Council wish to comment on the application as follows :
 - If MBC are minded to approve the application it must be temporary permission for temporary accommodation only
25/501300 59 Church Street, Boughton Monchelsea
Erection of front and rear two storey extensions and raising the eave of the existing roof to create a first floor
The Parish Council wish to comment on the application as follows :
 - The proposal represents a 35% increase in footprint and, due to the additional storey, a huge increase in the overall floor area of the dwelling
 - The proposal substantially reduces the rear garden area of the property. In addition, the application documents do not accurately depict the current situation as there is an existing large studio type structure in the garden which is not shown on the plans
 - The proposal represents overdevelopment of the site
 - The impact on neighbour amenity space needs to be fully considered
25/501096 Wierton Place, Wierton Hill, Boughton Monchelsea
Change of use of garden space for the siting of 6 (no) holiday pods within walled garden
The Parish Council wish to see the application refused for the following planning reasons. If MBC are minded to approve it, the application should be reported to planning committee for decision.

- The proposal represents completely inappropriate development within the curtilage of the listed greenhouse building and would ruin this heritage asset and its walled garden setting
- The proposal represents overdevelopment of the overall site. There are already 4 newly constructed / part built dwellings on the north side of the greenhouse and another 5 dwellings to the east of the proposal (application ref 11/0511). The planning status of these 5 unbuilt dwellings should be confirmed

7. Any other business
None

8. Date of Next Meeting
To be confirmed

Meeting closed at 8.30pm