

Boughton Monchelsea Parish Council

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

Present: Cllrs D. Smith (Chair)
A. Dawes
J. Green

Parish Clerk

1. Apologies: Cllrs Humphryes and Martin
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 29th April 2025
The minutes of the planning meeting held on 29th April 2025 were approved.
6. Applications considered :
25/501758 2 Campfield Cottages, Haste Hill Road, Boughton Monchelsea
Erection of a single storey rear extension
No objection / comment

25/501538 Cliff House, Cliff Hill, Boughton Monchelsea
Change of use from agricultural land / open field to a secure dog walking and exercise field for private bookings only, including the replacement of the existing front entrance gate and alterations to entrance wall to a heritage-sensitive wrought iron gate design, installation of a secure exit gate to the rear boundary, secure boundary fencing, erection of a small open-sided timber shelter, portable dog washing facility, 4 no. parking spaces and minor landscaping and biodiversity enhancements

The Parish Council wish to see the application refused for the following reasons. If MBC are minded to approve it we wish to see the application reported to planning committee for decision

- The proposal would cause unnecessary loss of agricultural land and would also landlock an area of agricultural land between the site and the garden land of Cliff House
- The proposal would be an unnecessary and unacceptable intrusion into the open countryside
- The proposed new gated vehicle exit on Cliff Hill Road represents an unnecessary and inappropriate opening onto the highway and is close to a blind corner
- 1.8m high secure fencing in this countryside location is entirely inappropriate
- We question the demand for such a facility when one has recently been consented just a few minutes drive away in Wierton

25/501995 53 Lewis Court Drive, Boughton Monchelsea
Demolition of existing garage and sunroom and erection of a new
garage / store and single storey rear extension

No objection / comment

7. Any other business
None

8. Date of Next Meeting
To be confirmed

Meeting closed at 7.55pm