



MINUTES of the PLANNING COMMITTEE MEETING
held in the Small Hall Coxheath Village Hall
6.30 pm 24th January 2023

Present: Cllrs V Page (Chairman); D Carpenter, G Crickett, R Webb, K Woollven
Also Present : I Bowie (Clerk) .

PRIOR TO THE START OF THE MAIN MEETING:

Representations from the public *will be taken for a period up to fifteen minutes before the opening of the formal meeting. Individuals may speak for up to three minutes, on agenda items, at the discretion of the Chairman. The minute book will be closed.* There were no members of the public present.

1. Apologies and absences:

Members who cannot attend a meeting shall tender their apologies to the Parish Clerk prior to the meetings, under Section 85(1) of the Local Government Act 1972, the members present must decide whether the reason(s) for a member's absence shall be accepted.

2. To Receive Declarations of Interest and Dispensations:

To receive Declarations of Interest in respect of matters contained in this agenda, in accordance with the provisions of the Localism Act 2011 in respect of members and in accordance with the provisions of the Local Government Act 1972 in respect of officers. To consider any Dispensation requests received by the Parish Clerk and not previously considered.

3. Consideration of items to be taken in private (Exclusion of Public and Press): In accordance with Section 1(2) of the Public Bodies (Admission to meetings) Act 1960, the public and press be excluded from the meeting by the reason of its confidential nature:

4. Minutes of the Planning Committee Meeting on the 29th November 2022

It was RESOLVED that the minutes of the Parish Council Meeting held on 29th November 2022 were taken as read and confirmed as a correct record and signed by the Chairman.

5. Matters Arising from the Minutes: There were none

6 Planning Applications.

6.1 To table planning applications for consideration:

- 6.1.1 23/500113/FULL 6 Westerhill Road Coxheath Kent ME17 4DG
Demolition of converted garage and erection of enlarged veterinary surgery with staff accommodation.
CPC No Objection
- 6.1.2 22/505983/FULL Ambury House Amsbury Road Hunton Kent ME15 0QH
Proposed new garage with room above. **CPC No Objection (Request case officer adds a condition to prevent the added to or split into separate dwellings)**
- 6.1.3 22/505989/SUB 146 Heath Road Coxheath Kent ME17 4PL
Submission of details pursuant to conditions 4 (landscaping scheme) & 6 (biodiversity enhancement scheme) of application 20/502698/FULL. **CPC No Objection**
- 6.1.4 22/505843/FULL 30 Huntington Road Coxheath Kent ME17 4DY
Demolition of existing garage and erection of double garage
CPC No Objection.

6.2 To table planning applications dealt with since last meeting:

- 6.2.1 22/505668/FULL 1 Orchard Close Coxheath Maidstone Kent ME17 4HE
Demolition of existing garage and erection of a single storey rear extension and conservatory. Creation new vehicle access, driveway and erection of a brick boundary wall. (Re-submission of 22/504409/FULL
No Objection

6.3 To table decisions by Maidstone Borough Council (MBC) since the last meeting.

- 6.3.1 22/505191/FULL 88 Amsbury Road Hunton Maidstone Kent ME15 0QH
Erection of a single storey rear extension. **MBC Application Permitted**
- 6.3.2 22/505095/FULL The Orchard Medical Centre 146 Heath Road Coxheath Kent ME17 4PL
Section 73 - Application for minor material amendment to approved plans condition 15 (to allow area to footprint, internal layout and minor elevation changes to plots 06-08 to create 3rd bedroom) pursuant to 20/502698/FULL for - Erection of 8no. residential dwellings with associated parking and landscaping of existing doctor's surgery to be demolished. **MBC Application Permitted**
- 6.3.3 22/505340/FULL Chapel Nursery Pleasant Valley Lane East Farleigh Maidstone Kent ME15 0BB
Demolition of existing buildings and erection of a detached four bedroom chalet bungalow with associated access, parking, amenity and landscaping. **MBC Application Permitted**

7. To table late planning applications and other planning matters received for consideration:

7.1.1 23/500325/FULL 5 Chaffinch Drive Coxheath Maidstone Kent ME17 4FF
Erection of a single storey rear/side wrap-around extension. **CPC No Objection**

7.1.2 23/500167/FULL 8 Pippin Close Coxheath Maidstone Kent ME17 4DS
Erection of a single storey side extension and creation of additional parking area. **CPC No Objection**

8. New Health Centre Heath Road Linton – Lack of a public Crossing

The request from KCC Highways that due to a lack of funding the parish council may consider funding a puffin crossing of a minimum of £45,000. It was AGREED to recommend to Full Council that other parishes should be contacted to assess if there was a willingness to participate as the surgery is not in Coxheath.

Members were concerned that the lack of a pedestrian crossing was raised by the PC in 2019 but KCC agreed with the developer in that a dropped crossing would be sufficient. The pedestrian crossing was rejected. MBC as the planning authority had to accept the recommendation of KCC as the statutory body at the time.

9. New Road Name required by Coxheath Parish Council for a New development by Hillstone Homes Property Developers on former site of surgery at 146 Heath Road. It was AGREED to propose to the full council that the name should be 'Mulberry Close' as there was a Mulberry Tree at the old surgery.

10. Agenda items for the next meeting:

Date of Next Meeting (Please note meetings may be cancelled if not required) 28th February 2023