



# COXHEATH PARISH COUNCIL

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## **MINUTES of the PLANNING COMMITTEE MEETING**

**held in the Parish Office, Coxheath Village Hall, Stockett Lane, Coxheath at 7.30pm on  
Thursday 25<sup>th</sup> October 2018**

Present: Cllrs R Divall (Chairman); K Woollven; Mrs V Page; C Parker; R Webb.

In Attendance: T Ketley (Parish Clerk).

Apologies: None.

Members of the public: None.

1. **PART 2 ITEMS – TO CONSIDER WHETHER ANY ITEMS SHOULD BE TAKEN IN PRIVATE BECAUSE OF THE POSSIBLE DISCLOSURE OF EXEMPT INFORMATION:**

It was noted that there were no items to be taken in Part 2 of the meeting due to the possible disclosure of exempt information.

2. **REPRESENTATIONS FROM THE GENERAL PUBLIC:**

There were no representations from members of the public.

3. **MINUTES OF THE PREVIOUS MEETING – 20<sup>th</sup> SEPTEMBER 2018:**

These were confirmed as a true record.

4. **MATTERS ARISING OUT OF PREVIOUS MINUTES:**

- a. MA/13/1979 – Land north of Heath Road, Coxheath (known as Olders Field)  
Outline planning application for up to 55 residential dwellings with access.  
Cllrs R Divall, Mrs V Page, R Webb and the Clerk had met with representatives of DHA Planning and Countryside Developments on 10<sup>th</sup> October 2018 to review the application and to discuss the imminent submission of the full application. It was understood that the adjacent land to the north of the site, although remaining in the ownership of Mr Older, would be retained as open space in perpetuity. It was agreed that this would need to be checked in the Section 106 agreement.
- b. 17/502072/OUT – Site H1(60), Forstal Lane, Coxheath  
Outline application for residential development of up to 210 dwellings, together with access off Forstal Lane, 1.85 hectares of open space and associated infrastructure (access being sought).  
It was noted that Chartway Construction had submitted an archaeological evaluation of the land and details of their ecological design strategy, although these

submissions had yet to be determined.

- c. 18/500618/FULL – Land South of Heath Road, Linton  
Erection of a new medical centre with associated parking, landscaping and the creation of a new vehicular access into Heath Road.  
It was noted that Cllrs R Webb, R Divall and K Woollven would be attending a second meeting of the 'Surgery Working Party' at Maidstone Borough Council on 31<sup>st</sup> October 2018 at 3.00pm.
- d. 18/501268/HYBRID – Land South of Heath Road, Coxheath  
Variation of Conditions 10 (Materials) and 20 (to allow the retention of the existing hedge) pursuant to Application 16/506648/HYBRID.  
Further variations of conditions affecting the footways, crossing points and hedge heights had been submitted and would be considered under Agenda Item 6a.
- e. 18/502601/FULL – Land to the rear of 161 Heath Road, Coxheath  
Erection of ten dwellings comprising two detached and four pairs of semi-detached houses of two-storey design with associated access, parking and landscaping.  
and  
18/502602/FULL – Land to the rear of 161 Heath Road, Coxheath  
Erection of ten dwellings comprising two detached and four pairs of semi-detached houses of two-story design with associated access, parking and landscaping.  
Maidstone Borough Council had approved the application, under delegated authority, and subject to twenty conditions and four informatives, on 27<sup>th</sup> September 2018. The Parish Council was concerned that no allowance had been made for objectors, including the Parish Council, to express their views at a Borough Council Planning Committee meeting. It was agreed, therefore, that this concern should be raised at an appropriate level of management.
- f. 18/502887/FULL – Corylus Cottage, 165 Heath Road  
Demolition of the existing single-storey extension and erection of a two-storey rear and single-storey side extension, and a wooden structure framework to the front, as a feature.  
Maidstone Borough Council had refused the application on two counts of being too large and overbearing, on 5<sup>th</sup> October 2018.
- g. 18/503194/FULL – 118 Heath Road, Coxheath  
Demolition of an existing restaurant and erection of fourteen two-bed retirement apartments, providing assisted living for over 55 year old persons, with associated parking, turning and amenity space.  
Maidstone Borough Council had refused the application on 24<sup>th</sup> September 2018, on the grounds that it would present an unacceptable visual impact on the area and that there was a failure to demonstrate that the proposal was incapable of making provision for affordable housing.
- h. 18/504326/FULL – Beulah, 59 Heath Road, Coxheath  
Demolition of an existing outbuilding and erection of a single-storey side extension (resubmission of Application 18/501676/FULL).  
Maidstone Borough Council had approved the application, subject to two conditions, on 2<sup>nd</sup> October 2018.
- i. 18/504486/FULL – Blossom Lodge, Stockett Lane, East Farleigh  
Siting of seven mobile homes for families with Gypsy status.  
The application had been recommended for refusal at the Coxheath Parish Council Planning Committee meeting held on 20<sup>th</sup> September 2018 and remained undetermined, although Kent County Council Highways appeared to have no

objection to the application, subject to the imposition of certain conditions.

- j. 18/504595/FULL – 26 Forstal Lane, Coxheath  
Erection of a single-storey pitched roof front and rear extension, along with a two-storey pitched roof side extension.  
The application had been recommended for approval at the Parish Council Planning Committee meeting held on 20<sup>th</sup> September 2018.
- k. 18/503898/FULL – 90-92 Heath Road, Coxheath.  
Erection of a rear extension to an existing storage unit.  
Maidstone Borough Council had approved the application, subject to four conditions and one informative, on 12<sup>th</sup> October 2018.

## **5. NEW PLANNING APPLICATIONS FOR DISCUSSION**

- a. 18/501268/HYBRID – Land South of Heath Road, Coxheath  
Variation of Condition 10 (Materials) and Condition 20 (to allow the retention of the existing hedge) pursuant to Application 16/506648/HYBRID.  
It seemed that the latest application for the variation of conditions had taken account of the Parish Council's comments on the lack of necessity for a footway and crossing point to the east of the access point. However, there was concern over the apparent suggestion to reduce the height of hedgerows at the frontage of the site to improve visibility splays. This was not considered necessary and would, therefore, be challenged.
- b. 18/505336/FULL – 1 South Crescent, Coxheath  
Erection of a new porch to the front of the property.  
In the absence of any controversial elements to the plans, it was agreed that the application should be recommended for approval.

## **6. CORRESPONDENCE/REPORTS:**

### Linden Farm MUGA

It was noted that the Clerk would be seeking a further breakdown and clarification of the declared cost of £110,000 and would be requesting a site visit to a similar facility in Leybourne.

### Forstal Lane Development – Meeting with Chartway Construction

A note of the meeting on 14<sup>th</sup> August 2018, prepared by Chartway Construction, had been circulated to all Parish Councillors. However, the Clerk still proposed to issue a Parish Council record of the meeting, including clarification of the wording relating to local support.

### Greensand Ridge – AONB

It was noted that the final version of the letter to the Chief Executive of Maidstone Borough Council would be despatched in due course.

### Gypsy and Traveller Follow Up Meeting

It was noted that Cllrs R Webb, G Down and the Clerk had attended the follow-up meeting, which had been hosted by Staplehurst Parish Council, on 2<sup>nd</sup> October 2018. Copies of the draft minutes would be circulated to Committee members

### Planning Enforcement Appeal – Broken Tree, Forstal Lane

It was noted that Parish Council comments had been forwarded to the Planning Inspectorate and duly acknowledged, before the deadline of 26<sup>th</sup> September 2018. It was understood that the appeal hearing was likely to take place in January 2019.

Street Name – Land to the rear of 161 – 163 Heath Road

It was noted that Maidstone Borough Council had asked for the Parish Council's suggestion of a name for the road accessing the new houses to the rear of 161-163 Heath Road, Coxheath. It was agreed that the matter would be discussed at the Coxheath Parish Council meeting on 30<sup>th</sup> October 2018.

Londis Section 106 Agreement

It was understood that an approach had been made to slightly amend the Section 106 agreement attached to the Londis development. It was agreed that this would be discussed under Part 2 procedure at the October Parish Council meeting.

Permitted Development Rights – Willow Grange

It was noted that no houses on the new Willow Grange development site had permitted development rights. It was likely, therefore, that there would have to be a number of retrospective applications covering summer houses, sheds etc.

MBC Consultation on Park and Ride Alternatives

The content of an e-mail despatched to Maidstone Borough Council on this subject on 9<sup>th</sup> October 2018 was duly noted.

7. **DATE OF NEXT MEETING:**                      **7.30pm on Thursday 15<sup>th</sup> November 2018**

There being no further business to discuss, the meeting closed at 09.00pm