



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 23rd August 2018

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

In Attendance: T Ketley (Parish Clerk).

Apologies: Cllr R Webb.

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 – 12th JULY 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.
It was noted that DHA Planning, as agents for Countryside Properties, had applied to the planning authority for non-material amendments to be made to the original outline permission, on 31st July 2018.

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).
A meeting had been held with representatives of Chartway Construction and Optivo on 14th August 2018. Although they had produced notes of the meeting, it would be necessary to produce an aide memoir recording the Parish Council's understanding of the meeting and, if necessary, to challenge some of the assumptions that had been made.

- 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.
Although Loose and Linton Parish Councils remained strongly opposed to the application, Maidstone Borough Council planning officers had submitted a case for delegated powers to be given for granting the application, subject to some changes to the suggested conditions and an additional Condition 26 covering the introduction of a travel plan as part of the Section 106 agreement. Cllrs R Divall and K Woollven had attended a meeting at Maidstone Borough Council on 31st July 2018, to discuss possible travel plan options.
- 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.
The Parish Council had decided not to object to the variation of conditions but had suggested that the footway to the east of the site entrance was now unnecessary since it would only connect to a currently redundant bus stop. The decision had been taken at the Parish Council Planning Committee meeting held on 29th March 2018. There had been no developments since the last Planning Committee meeting.
- e. 18/502243/FULL – 56 Stockett Lane, Coxheath
Proposed single-storey side and rear extension.
Maidstone Borough Council had approved the application, subject to four conditions, on 10th July 2018.
- f. 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.
No decision had yet been taken although the Kent County Council Biodiversity Officer had recommended that a more detailed badger survey should be carried out and a proposal for more integrated bat and bird boxes should be prepared.
- g. 18/502605/FULL – 20 Gresham Road, Coxheath
Erection of a single-storey side and rear extension.
Maidstone Borough Council had approved the application, subject to four conditions, on 23rd July 2018.
- h. 18/502704/FULL – 6 Gresham Road, Coxheath
Demolition of an existing garage and erection of a single-storey side/part rear extension.
Maidstone Borough Council had approved the application, subject to three conditions, on 23rd July 2018.
- i. 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.
The application had been recommended for refusal at the Parish Council Planning Committee meeting held on 21st June 2018. The Kent County Council Archaeological Officer had recommended that in the event of the application being approved, a watching brief should be undertaken by an archaeologist so that any

Iron Age remains were recorded.

- j. 18/503018/FULL – 44 Forstal Lane, Coxheath
Erection of a single-storey side extension.
Maidstone Borough Council had approved the application, subject to three conditions, on 26th July 2018.
- k. 18/503103/FULL – 16 Pembroke Road, Coxheath
Demolition of an existing garage and erection of a two-storey side extension.
Maidstone Borough Council had approved the application, subject to three conditions, on 3rd August 2018.
- l. 18/503148/FULL – 3 North Crescent, Coxheath
Construction of a loft conversion with front roof light and rear dormer, to create one additional bedroom and WC.
Maidstone Borough Council had refused the application on 10th August 2018, on the grounds that the proposed dormer would be an incongruous and obtrusive feature which would detract from the appearance of the general locality.
- m. 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.
The application had been recommended for refusal at the Parish Council Planning Committee meeting held on 12th July 2018. There had been a number of strong objections to the application, including one from Hunton Parish Council and another from former ward Borough Councillor, Brian Mortimer. Cllr Mrs L Parfitt-Reid had called in the application to ensure that before a decision was taken, it would be discussed by the Maidstone Borough Council Planning Committee.

5. NEW PLANNING APPLICATIONS FOR DISCUSSION

- a. 18/504077/FULL – 19 Stockett Lane, Coxheath
Erection of a rear conservatory.
In the absence of any controversial elements to the plans, it was agreed that the application should be recommended for approval.

6. PLANNING APPLICATIONS FOR RATIFICATION

- a. 18/503539/FULL – Linden Farm, Stockett Lane, East Farleigh
Temporary change of use and conversion of Plot 74 to a sales and marketing suite with associated car parking, lighting and signage.
It was confirmed that the Parish Council had no objection to the application providing there were adequate safeguards to protect neighbouring properties from obtrusive lighting.

7. CORRESPONDENCE/REPORTS:

Linden Farm MUGA

It was noted that the promised information had been provided and discussed at both the July Parish Council meeting and the Finance Committee meeting held on 16th August 2018.

Forstal Lane Development – Meeting with Chartway Construction

The promised meeting had taken place on 14th August 2018 (see *Minute 4b*)

Maidstone Borough Council – Allocation of Street Names

It was noted that the agreed names for the streets on the Linden Meadows development had been notified to Maidstone Borough Council.

Greensand Ridge – AONB

It was noted that Cllr K Woollven had approved the draft but comments were still awaited from Cllr C Parker.

Gypsy and Traveller Follow Up Meeting

It was noted that Staplehurst Parish Council was proposing to hold a follow-up meeting on Gypsy and Traveller Sites in late September or early October 2018. Coxheath Parish Council had been requested to nominate the dates between 17th September and 11th October 2018 when representatives could not attend.

Non Material Amendment – Beulah, 59 Heath Road, Coxheath

It was noted that a non material amendment had been sought under reference 18/504239/NMAMD in relation to Beulah, 59 Heath Road, Coxheath, being an amendment of the roof shape to match the roof slope of the existing house.

8. **DATE OF NEXT MEETING: 7.30pm on Thursday 20th September 2018**

There being no further business to discuss, the meeting closed at 08.30pm