



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 7.50pm on
Thursday 10th May 2018**

Present: Cllrs R Divall; R Webb; K Woollven; Mrs V Page.

In Attendance: T Ketley (Parish Clerk).

Apologies: Cllr C Parker.

Members of the public: None

In the current absence of a full time Chairman, it was agreed that Committee members would be appointed to chair meetings, on a meeting by meeting basis for the time being. Cllr R Divall was duly appointed to the chair for this meeting.

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 – 29th MARCH 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.
After a long delay, Maidstone Borough Council had approved the outline application, subject to fifteen conditions, on 10th January 2018. There had been no further developments since the last Planning Committee meeting.
- 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).
Following the completion of the Section 106 agreement, Maidstone Borough Council

had approved the outline application, subject to twenty-five conditions and one informative, on 27th February 2018. Again, there had been no further developments since the last Planning Committee meeting.

- c. 17/506541/KAAL – The Victoria Inn, Heath Road, East Farleigh
Construction of five new Local Needs Homes', including access, garages and a new landscape scheme.
Having discussed the application at the Parish Council Planning Committee meeting on 25th January 2018, it had been decided not to raise any objection from a neighbouring parish perspective. East Farleigh Parish Council had recommended approval with a proviso that there was a local needs housing protection condition in perpetuity. It was understood that no decision had yet been made pending the negotiation of a Section 106 agreement and the decision period had been extended until 14th May 2018.
- d. 18/500121/FULL – Blossom Lodge, Stockett Lane, East Farleigh
Erection of a building to provide a community centre/school with associated ramps, play area and parking facilities for families living at Blossom Lodge Park (part retrospective).
The application had been recommended for refusal at the Parish Council Planning Committee meeting held on 25th January 2018. The reasons for the suggested refusal had been supported by East Farleigh Parish Council but the application remained to be determined. There had been no major objections from Kent Highways, Kent County Council Public Rights of Way and Mid Kent Environmental Health. There had been no further developments since the last Planning Committee meeting.
- e. 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 Maidstone Borough Council had not consulted Coxheath Parish Council directly, this application had been discussed at some length at the full Parish Council meeting on 27th February 2018. In summary, the Parish Council had registered its preference to proceed with the earlier alternative site at Clockhouse Farm but had said that if the Borough Council was minded to approve the application, then it was imperative that a number of stringent conditions were attached. Loose Parish Council had objected to the application for a number of reasons, including unacceptable development of the countryside.
- f. 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.
- g. 18/501276/FULL – 8 Bramley Gardens, Coxheath
Erection of a part two-storey, part first floor rear extension and a single-storey porch to the front.
Maidstone Borough Council had approved the application, subject to three conditions, on 1st May 2018.

5. NEW PLANNING APPLICATIONS FOR DISCUSSION

- a. 18/501666/FULL – 6 Stockett Lane, Coxheath
Erection of a porch to the front elevation and a part single, part two-storey rear and side extension (*pursuant to refusal of Planning Application 17/506156/FULL*)
Since the foot print of the plans had been altered to meet the reasons for the previous refusal, it was agreed that the application should be recommended for approval.
- b. 18/501676/FULL – Beulah, 59 Heath Road, Coxheath
Demolition of an existing shed/outbuilding and erection of a single-storey side and rear extension.
In the absence of any controversial elements to the plans, it was agreed that the application should be recommended for approval.
- c. 18/502063/FULL – 10 Amsbury Road, Coxheath
Garage conversion, addition of a front porch and construction of a cart lodge with log store and canopy roof.
In the absence of any controversial elements to the plans, it was agreed that the application should be recommended for approval.
- d. 18/502211/FULL – 7 Mill Lane, Coxheath
Erection of a proposed first-floor side extension.
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. 18/501334/FULL – Land West of Pleasant Valley Farm, East Farleigh
Erection of a new detached dwelling.
Since it had been necessary to submit views between Planning Committee meetings, it was agreed that the decision to recommend refusal, in the light of other failed applications in the immediate vicinity, should be ratified.

7. CORRESPONDENCE/REPORTS:

Linden Farm MUGA

It was noted that there had been no substantive developments since the last meeting. Estimated costings and suggested dates for a meeting were still awaited from Chartway.

Consultation on NPPF and Developer Contributions

It was agreed that the KALC composite reply to the public consultation would be circulated to members in due course.

Meeting with DHA Planning on New Medical Centre

It was noted that an exchange of e-mails with DHA Planning had resulted in the suggestion of a meeting to be held at a mutually convenient date in June 2018. It was agreed that the Clerk would consult the Chairman of the Parish Council over possible dates.

Workshop on Community Infrastructure Levy – 20th June 2018

It was agreed that Cllr R Webb would endeavour to attend the workshop in his dual capacity as a ward Borough Councillor and a Parish Councillor.

Locality – A Guide for Councillors on 'Building Powerful Communities through Community Asset Transfer

It was agreed that the Guide, received via the Kent Association of Local Councils, would be circulated to committee members in due course.

Gypsy and Traveller Group Meeting

It was reported that a meeting had been convened with William Cornall at Maidstone Borough Council, following the earlier meeting arranged for interested parties by Staplehurst Parish Council. The meeting would take place on 4th June 2018 but for some reason, Coxheath and Marden Parish Councils had been omitted from the list of invitees. It was agreed that action would be taken to ensure that Cllrs R Webb and G Down could attend.

8. **DATE OF NEXT MEETING:** **7.30pm on Thursday 31st May 2018**

There being no further business to discuss, the meeting closed at 08.45pm