



Coxheath Parish Council

MINUTES of the PLANNING COMMITTEE MEETING held in the Parish Council Office, Coxheath Village Hall 6.30 pm 25th June 2024

Present: Cllrs G Crickett (Chaired the meeting), N Gardner, K Laponder.
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. To Elect a Chairman:

RESOLVED: Councillor Cricket was elected as the Chairman

2. To Review the Terms of Reference: Deferred to the next meeting.

3. 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.
Apologies were received from Councillor Carpenter.

4. 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.
There were none.

5. 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 reason of its confidential nature:

The Clerk reported on a possible enforcement matter at 37 Huntington Road

6. Clerk and Councillors Reports: There were none.

7. Planning Applications:

6.1 To table planning applications for consideration:

24/502291/FULL 22 Hanover Road Coxheath Maidstone Kent ME17 4QQ

6.1.1 Erection of a rear single storey infill extension.

RESOLVED: No Objection

6.1.2 24/502380/FULL Plot 5 Forstal Farm Barn Forstal Lane Coxheath Kent ME15 0QE

Retrospective planning application for 1(no) static Caravan, 1(no) touring caravan, 3(no) parking spaces for Gypsy and Traveller use.

RESOLVED: No objection but a request for conditions to be applied to prevent the parking spaces from becoming sites for caravans in the future.

6.1.3 24/502200/FULL 3 James Grieve Mews Coxheath Kent ME17 4FZ

Erection of a single-storey rear extension.

RESOLVED: No Objection

- 6.1.4 24/502017/FULL 1 Orchard Close Coxheath Maidstone Kent ME17 4HE**
Replacement of conservatory with rear extension, construction of porch and replacement boundary wall (Retrospective).
RESOLVED: No Objection
- 6.2 To table planning applications dealt with since the last meeting.**
- 6.2.1 23/505091/HYBRID Greensand Health Centre Heath Road Linton Kent ME17 4NU**
Hybrid Planning Application: (i) Full Planning Application for the erection of a 73-unit Extra Care Home (Class C2), erection of a 14-unit block for Autistic Young Adults, extensive tree planting and landscaping, access, drainage infrastructure and all other associated and ancillary works; and (ii) Outline Planning Application for erection of a new Hospice building with In-Patient and Out-Patient facilities and provision of up-to 58 no. 100% affordable elderly bungalows (all matters, except for access, to be reserved for future determination).
CPC No Comment Submitted
- 6.3 To table decisions by Maidstone Borough Council (MBC) since the last meeting.**
- 6.3.1 24/501469/PNEXT 53 Amsbury Road Coxheath Maidstone Kent ME17 4DR**
Prior notification for a proposed single storey rear extension which: A) Extends by 4.75 metres beyond the rear wall of the original dwelling. B) Has a maximum height of 3.44 metres from the natural ground level. C) Has a height of 2.37 metres at the eaves from the natural ground level.
Prior Approval Not Required
- 7. To table late planning applications and other planning matters received for consideration:**
24/502472/LAWPRO 9 Pippin Close Coxheath Kent ME17 4DS
Lawful Development Certificate for proposed garage conversion to habitable space, including replacement of garage door with a window.
CPC To review the site and comment if necessary.
- 8. To receive correspondence:**
- 8.1 To consider an offer by Sue King, MBC Enforcement Team Leader to present to the Parish Council**
RESOLVED: To invite Sue King, MBC Enforcement Team Leader, to address the full Council.
- 9. Agenda items for the next meeting:**
Planning Committee Members to attend KALC and MBC Planning Training.

These minutes are not a verbatim record of the meeting but a record of resolutions made at the meeting.

There being no further business to be transacted, the Chairman closed the meeting at 7:10 pm

Signed on behalf of the Planning Committee.

Signature:

Date:

Chairman: Gavin Crickett