



Coxheath Parish Council Planning Committee Meeting

Members are hereby summoned, and notice is given that the next meeting of the Coxheath Parish Council Planning Committee will be held on Tuesday 24th June 2025 at 6:30pm in the Parish Council Office in the Village Hall.

Irene Bowie

Clerk to Coxheath Parish Council

19th June 2025

clerk@coxheathparishcouncil.org.uk

PRIOR TO THE START OF THE MAIN MEETING:

Representations from the public *will be taken for a period of 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.*

AGENDA

1. Apologies and absences, Declarations and Dispensations.

- 1.1 Apologies for absence received and confirmed by the Council Members who cannot attend a meeting shall tender their apologies to the Parish Clerk prior to the meetings, under Section 75(1) of the Local Government Act 1972, the members present must decide whether the reason(s) for a member's absence shall be accepted.
- 1.2 Declaration of Changes to the Register of Interests.
Councillors are responsible for ensuring that their Register of Interests is up to date (within 28 days of any changes).
- 1.3 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.
Reminder to Members to disclose either a Pecuniary Interest or Other Interest in any item on the agenda. The clerk cannot advise members on this, and members are personally responsible for declaring an interest.
- 1.4 Requests for Dispensations.
- 1.5 Declarations of Lobbying.

2. 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:

3. Minutes of the Planning Committee. None to be considered.

4. Clerk and Councillors Reports:

5. Planning Applications:

5.1 To table planning applications for consideration:

5.1.1 24/504496/FULL Beacon Park, Land To The North Of Heath Road Coxheath Kent ME17 4NU

Erection of 85 homes comprising new Open-Market houses including 34 new affordable homes according to a mix of 27 x two bed, 32 x three bed, 16 x four bed dwellinghouses (all two storeys in height), with two blocks of flats comprising 10 x one bed units (three storeys in height). The proposal includes the provision of a 1.78Ha Local Nature Reserve, 0.55Ha Public Open Space and associated works to include newly formed vehicular & pedestrian access on Heath Road, new internal roads, a new 'Greenway' allowing for a cycle/pedestrian link connecting to Public Right of Way (PROW) KM67, KM64 & KM65, installation of public realm works (including public art, pedestrian connections & landscaping), a Sustainable Urban Drainage Scheme (comprising ponds), cycle stores, and bin stores (Off-site works to include the upgrading of a pedestrian zebra crossing on Heath Road to a pelican crossing and relocation of west-bound and east-bound bus stops on Heath Road).

Amended revised details concerning this application.

<https://pa.midkent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SLUWE9TY1BC00>

5.1.2 25/502236/FULL Land Adjacent To Greensand Health Centre Heath Road Linton Kent ME17 4NU

Section 73 - Application for variation of condition 33 to amend wording to state that - "The proposed affordable units (bungalows) shall not be occupied until details and an implementation timetable of measures to prevent use of the emergency access, to be routed through the affordable retirement units (as part of the Reserved Matters Application for this area), other than by emergency vehicles, pedestrians, and cyclists has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details." pursuant to 23/505091/HYBRID (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 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 52 no. 100% affordable retirement bungalows (all matters, except for access, to be reserved for future determination) with related off-site S278 highway works to Heath Road.)

<https://pa.midkent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal= SX2Y01TYN2K00>

5.1.3 25/502125/REM Land Adjacent To Greensand Health Centre Heath Road Linton Kent ME17 4NU

Submission of reserved matters (appearance, landscaping, layout and scale) for the erection of a part single, part two storey Hospice building with In-Patient and Out-Patient facilities, including 92 parking spaces with access roads, workshop and storage building, oxygen and vacuum store building, substation, external plant building, bin stores, and generator building pursuant to Hybrid Application 23/505091/HYBRID

<https://pa.midkent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SWPWHCTYG1900>

5.1.4 25/502401/LAWPRO 5 Clinton Close Coxheath Kent ME17 4DZ

Lawful Development Certificate for proposed hip to gable loft conversion with rear dormer and 3no. front rooflights.

For information only

<https://pa.midkent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal= SXNB80TYITQ00>

5.1.5 25/500061/NONDET 8 Orchard Place Coxheath Maidstone Kent ME17 4PF

Erection of a 3 bedroom attached dwelling with associated parking and access.

Appeal In Progress

<https://pa.midkent.gov.uk/online-applications/applicationDetails.do?previousCaseType=Appeal&keyVal=SBAYUYTYIVZ00&previousCaseNumber=25%2F500061%2FNONDET&activeTab=summary&previousKeyVal= SXL6KGT Y1H000>

5.2 To table planning applications dealt with since the last meeting.

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

5.3.1 25/501172/SUB Plot 5 Forstal Farm Barn Forstal Lane Coxheath Kent ME15 0QE

Submission of details pursuant to condition 7(a) Site development scheme, (ii) landscaping scheme, (iii) sewage disposal method and (v) timetable subject to application 24/502380/FULL.

Decision Application Permitted

- 5.3.2 **25/501071/FULL Clock House Farm Heath Road Coxheath Kent ME17 4PB**
Siting of five seasonal agricultural worker caravans outside of working season, between 1st December and 28th February.
Decision Application Permitted
- 5.3.3 **25/500972/FULL Hylands 91 Heath Road Coxheath Kent ME17 4EH**
Erection of a single storey front extension to create a new porch.
Decision Application Permitted
- 5.3.4 **25/500907/FULL Coxheath Village Hall Stockett Lane Coxheath Kent ME17 4PT**
Extension to the south elevation to provide a disable and external WC
Decision Application Permitted
- 5.3.5 **25/501568/FULL 18 Capell Close Coxheath Kent ME17 4DX**
Erection of proposed single storey rear/side extension with alterations to existing fenestration.
Decision Application Permitted
6. **To table late planning applications and other planning matters received for consideration:**
7. **To receive correspondence:**
8. **Agenda items for the next meeting:**

Notes on declarations of interest.

Any Member arriving after the start of the meeting is asked to declare pecuniary interests, as necessary, as soon as practicable after their arrival, even if the item in question has been considered.

National rules about pecuniary interests are set out in Chapter 7 of the Localism Act 2011 and in secondary Legislation made under the Act, in particular The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012.