



## Coxheath Parish Council Planning Committee Meeting

**Minutes from the meeting held on Tuesday 30 September 2025  
at 7:15 pm in the Small Hall, Coxheath Village Hall, Stockett Lane.**

**Present:** Cllrs: H. Weaver (Chairman), D. Carpenter, N. Gardner and S. Thomas

**In attendance:** Louise Goldsmith (Locum Clerk)

### MINUTES

#### 1. Election of Chairman of the Planning Committee

Cllr. Weaver was proposed by Cllr. Thomas and seconded by Cllr. Carpenter. Cllr. Weaver accepted the nomination and there were no other nominations.

**Resolved: Cllr. Weaver was elected as Chairman following a unanimous vote. Cllr. Weaver completed and signed a declaration of acceptance of office.**

#### 2. Administration

Fire Exits, Fire Meeting Point, Mobile Phones. It was noted that Cllr. Gardner is recording the meeting to assist with the minute taking.

#### 3. Apologies for Absence, Declarations and Dispensations

3.1. Apologies for absence: **All Members of the Planning Committee were present.**

3.2. To receive Declarations of Interest in respect of matters contained in the agenda.

*Disclosable Interests:* Under the Localism Act 2011. None received.

*Other Significant Interests:* **None received.**

*Other Interests:* **None received.**

3.3. Requests for Dispensations: **None received.**

3.4. Declarations of Lobbying: **None received.**

#### 4. Confidential Items:

Nothing confidential to be discussed.

#### 5. Minutes of the last Planning Committee:

It was noted that there were no formal minutes available from the meeting held on the 24 June 2025.

#### 6. Planning Applications for consideration:

6.1. **25/503422/FULL: Lenwyn 85 Heath Road Coxheath Kent ME17 4EH**

Erection of single storey pitched roof rear extension.

**Resolved: Support.**

- 6.2. **25/503578/FULL Land north of Forstal Lane and Broken Tree Forstal Lane, Coxheath**  
Installation of new gated vehicular access including the erection of a field gate, timber post and rail fence and associated porous black tarmac apron (To Serve Existing Field).

**Resolved: Object. We are concerned about additional vehicle movements on to this busy stretch of road and the sightlines when exiting the site. We are disappointed with the potential loss of a hedgerow and the natural habitat.**

- 6.3. **25/503813/FULL: 5 Clinton Close, Coxheath Kent ME17 4DZ**

Installation of a hip to gable loft conversion with rear dormer.

**Resolved: No objection. However, we do not think that the style of the proposed conversion is in keeping with the area.**

## 7. Planning Applications considered between meetings

It was **resolved** to ratify the responses to the following proposals made in between meetings. **(CPC recommendation in bold).**

- 7.1. **25/503330/FULL: 17 Linden Road, Coxheath, ME17 4QD**

Demolition of existing conservatory and erection of a single storey rear extension.

**No objection.**

- 7.2. **25/502880/FULL: Clock House Farm Heath Road Coxheath Kent ME17 4PB**

Erection of an agricultural multi-purpose barn (Retrospective).

**Our objections are as follows:**

**Scale and Visual Impact: The proposed structure is of a scale and design that is considered imposing and visually intrusive, particularly at the rear of neighbouring residential properties.**

**Noise Concerns: There are significant concerns regarding noise disturbance arising from the site.**

**Reports of continuous noise, described as resembling the operation of pressure washers and producing a droning sound, are unacceptable in a residential setting and would have a detrimental impact on neighbouring amenity.**

**The Planning Committee supports and endorses the objections raised by a neighbouring resident, who have clearly outlined the adverse impact of this proposal on their home and quality of life.**

**For the reasons above, the Planning Committee of Coxheath Parish Council objects to the granting of planning permission for this application.**

## 8. Decisions made by Maidstone Borough Council (MBC) since the last meeting

*CPC recommendation in italics where applicable. MBC decision in bold*

- 8.1. **25/503217/AGRIC: Clock House Farm Heath Road Coxheath Kent ME17 4PB**

Prior notification for construction of an irrigation reservoir. For its prior approval to: siting of the excavation or deposit.

**Prior Notification not required.**

- 8.2. **25/503072/LAWPRO: 26 Aspian Drive Coxheath Kent ME17 4JZ**

Lawful Development Certificate for proposed single storey extension.

**Refused.**

- 8.3. **25/502880/FULL: Clock House Farm Heath Road Coxheath Kent ME17 4PB**

Erection of an agricultural multi-purpose barn (Retrospective). *Object.*

**Permitted.**

**8.4. 24/504496/FULL Beacon Park, Land To The North Of Heath Road Coxheath, 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). *Object.*

**It was noted that Cllr. Weaver attended the Maidstone Planning Committee meeting held on the 21 August 2025 on behalf of the Parish Council and spoke against this proposal. It was noted that subject to certain conditions being fulfilled the Head of Development Management now has delegated plans to approve the proposal. The conditions are:**

- **The amendment of condition 12 (Detailed Landscaping Scheme) to require a 20/25-year landscape management plan;**
- **The amendment of condition 17 (On-site Renewables) to require the provision of Solar PV panels on the flat roofs of the affordable housing apartments;**
- **The amendment of condition 21 (Pedestrian Crossing Upgrade) to reference the extension of the 30mph speed limit east of the site to Linton Crossroads and in addition interactive speed indication signs,**

**9. Late planning applications and other planning matters received for consideration:**

**Late planning application: 25/503976/FULL: 26 Aspian Drive Coxheath Kent ME17 4JZ:**

The Clerk advised that the Planning Officer has granted an extension for the Parish Council to respond on the 29 October 2025.

**Clockhouse Farm:** It was noted that the Clerk has received correspondence regarding concerns about light pollution on the site. It is alleged that the lights on the sheds/barns are positioned so high that they are causing a nuisance. Cllr. Weaver offered to investigate and report back at the next meeting.

**Forstal Farm:** Cllr. Weaver reminded Members that Sue King, MBC Enforcement Team Leader, attended a Full Parish Council meeting held on the 29 June 2025 and advised that Enforcement were carrying out some further investigations at Forstal Farm. The Clerk was asked to request an update from Enforcement.

**10. To receive any correspondence**

**Planning Training:** It was noted that the Clerk has circulated some dates for training courses organised by KALC on understanding how to respond to planning applications.

**11. Date of the next meeting: Tuesday 28 October 2025**

*With no further business to transact the meeting closed at 7.06pm*

*Signed: .....*

*Date: .....*