



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 30 September 2025 at 6:30pm in the Parish Council Office in the Village Hall.

Louise Goldsmith

Locum Clerk, Coxheath Parish Council
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24 September 2025

Open Session: 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. Election of Chair

2. Administration

Fire Exits, Fire Meeting Point, Mobile Phones, Intention to Record.

3. Apologies for absence, Declarations and Dispensations

3.1. Apologies for absence¹

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

Disclosable Interests: Under the Localism Act 2011.

Other Significant Interests: Under the Code of Conduct adopted by the Parish Council.

Other Interests: not required to be disclosed under (a) and (b) but voluntary announcements made only for transparency reasons.

3.3. Requests for Dispensations.

3.4. Declarations of Lobbying.

4. Confidential Items:

Consideration of items to be taken as private.

5. Minutes of the last Planning Committee:

To consider the minutes of the last Planning Committee meeting and if in order to authorise the Chair to sign as a true and accurate record²

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.

<https://pa.midkent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=T0Z27NTYJ6C00>

1. LGA 1972 s85 (1)

2. LGA 1972 sch.12, para. 41 (1)

- 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).

[https://pa.midkent.gov.uk/online-](https://pa.midkent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=T1N4TJTYMGF00)

[applications/applicationDetails.do?activeTab=documents&keyVal=T1N4TJTYMGF00](https://pa.midkent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=T1N4TJTYMGF00)

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

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

[https://pa.midkent.gov.uk/online-](https://pa.midkent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=T2F55NTYH00)

[applications/applicationDetails.do?activeTab=documents&keyVal=T2F55NTYH00](https://pa.midkent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=T2F55NTYH00)

7. **Planning Applications considered 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. **To table decisions made by Maidstone Borough Council (MBC) since the last meeting**

CPC recommendation in italics where appropriate. 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.

1. LGA 1972 s85 (1)

2. LGA 1972 sch.12, para. 41 (1)

**8.4. 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). *Object.*
See attached Committee Report.

9. To table late planning applications and other planning matters received for consideration:

10. To receive any correspondence

11. Date of the next meeting: Tuesday 28 October 2025 (if required)

1. LGA 1972 s85 (1)

2. LGA 1972 sch.12, para. 41 (1)