



Coxheath Parish Council Planning Committee Meeting

**Minutes from the meeting held on Tuesday 28 October 2025
at 6.30pm 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. Administration

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

2. Apologies for Absence, Declarations and Dispensations

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

2.2. 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.**

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

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

3. Confidential Items: Nothing confidential to be discussed.

4. Minutes of the last Planning Committee:

That the minutes of the Planning Committee meeting held on the 30 September 2025 be approved and confirmed as a true and accurate record subject to changing the start time of the meeting to 6.30pm.

5. Planning Applications for consideration:

5.1. **25/504269/PN14J: Coxheath Primary School, Stockett Lane, Coxheath, ME17 4PS**

Prior notification for the installation of solar panels on the roof.

Resolved: Support

5.2. **25/503942/PNEXT: 38 Westerhill Road, Coxheath, ME17 4DH**

Prior notification for proposed single storey extension which A) Extends by 4.75 metres beyond the rear wall of the original dwelling. B) Has a maximum height of 3.9 metres from the natural ground level. C) Has a height of 2.25 metres at the eaves from the natural ground level.

Resolved: No objection

Signed:

5.3. **25/504314/SUB: Clock House Farm, Heath Road, Coxheath, ME17 4PB**
Submission of details pursuant to condition 2-(Site Development Scheme) subject to 25/501071/FULL

Resolved: No objection.

5.4. **25/503976/FULL: 26 Aspian Drive, Coxheath, ME17 4JZ**

Erection of a single storey side/rear extension. (Retrospective).

Resolved: Object. Planning permission was not sought in advance and the extension will be visible from the road.

5.5. **25/504089/HYBRID: Greensand Health Centre, Heath Road, Linton, ME17 4NU**

Section 73 - Application for minor material amendment to approved plans condition 3 (to remove the zebra crossing plan), variation of condition 19 (to allow the drainage strategy to be approved for each phase rather than for the whole site, including the details for Phases 1, 2, and 3), and variation of condition 32 (to remove the requirement for a zebra crossing and interactive speed signs on Heath Road) 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).

Resolved: Strongly object. We are extremely disappointed with the proposed removal of the zebra crossing and interactive speed signs on Heath Road. We are disappointed that the highways safety element of this development was not fully considered and planned in conjunction with the Beacon Park development in advance of any works commencing. If the Planning Officer is minded to approve this proposal we would like the application to be called in and considered by the Planning Committee.

5.6. **25/503988/LAWPRO: 54 Murdoch Chase, Coxheath, ME17 4AA**

Lawful Development Certificate for proposed hip-to-gable roof conversion with 3no. front rooflights and 1no. rear dormer and 1no. obscure glazed and non-opening window to side

Resolved: No objection

6. **Planning Applications considered between meetings.**

6.1. **25/503464/LDCEX: Forstal Park, Well Street, Loose, ME15 0QE**

Lawful Development Certificate for the existing use of the land for a mixed use of B2/B8.

Cllr. Weaver reminded Members that concerns were raised by members of the public present at the last meeting about the number of lorry movements on Forstal Lane. It was agreed that the Locum Clerk should raise these concerns with KCC Highways and Enforcement at MBC and find out the permitted opening times for the site. The Locum Clerk was also asked to contact the Office of the Traffic Commissioners for a copy of the licence application which could contain details such as opening times and permitted vehicle movements.

Signed:

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

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

7.1. 25/503330/FULL: 17 Linden Road, Coxheath, ME17 4QS

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

No objection. Permitted

7.2. 25/503422/FULL: Lenwyn, 85 Heath Road, Coxheath, ME17 4EH

Erection of single storey pitched roof rear extension.

Support. Permitted.

8. Late planning applications: None received.

9. Other Planning Matters

9.1 Rural Exception Site Initiative: It was noted that MBC have appointed Red Loft Partnership to undertake an initial review of all Rural Service Centres, large and small villages identified as locations for the potential development of affordable housing under the Council’s Local Plan Review 2021-2038. Representatives from Red Loft Partnership have contacted the Locum Clerk asking if the Parish Council would like to meet to discuss the development of affordable housing in the area. Members discussed this proposal and agreed to not meet with Red Loft Partnership and to not support this initiative at this point in time.

9.2 Forstal Farm: It was noted that Enforcement had advised that they would be conducting a site visit in August 2025. The Clerk has requested a further update from Enforcement.

10. To receive any correspondence

10.1 Clockhouse Farm: In response to correspondence received from a member of the public regarding an allegation that the lights on the sheds/barns are positioned so high that they are causing a nuisance it was agreed that the Locum Clerk should report these concerns to Enforcement.

11. Date of the next meeting: Tuesday 25 November 2025

With no further business to transact the meeting closed at 7.12pm

Signed:

Date:

Signed: