



## 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 28 October 2025 at 6:30pm in the Small Hall in the Village Hall.

Louise Goldsmith

Locum Clerk, Coxheath Parish Council  
[clerk@coxheathparishcouncil.org.uk](mailto:clerk@coxheathparishcouncil.org.uk)

23 October 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. Administration

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

#### 2. Apologies for absence, Declarations and Dispensations

2.1. Apologies for absence<sup>1</sup>

2.2. 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.

2.3. Requests for Dispensations.

2.4. Declarations of Lobbying.

#### 3. Confidential Items:

Consideration of items to be taken as private.

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

To consider the minutes of the Planning Committee meeting held on the 30 September and if in order to authorise the Chair to sign as a true and accurate record<sup>2</sup>

#### 5. Planning Applications for consideration:

5.1. **25/504259/PN14J: Coxheath Primary School, Stockett Lane, Coxheath, ME17 4PS**

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

<https://pa.midkent.gov.uk/online-applications/applicationDetails.do?keyVal=T465JSTY1BA00&activeTab=summary>

1. LGA 1972 s85 (1)

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

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.

<https://pa.midkent.gov.uk/online-applications/applicationDetails.do?keyVal=T2ZA63TYGFA00&activeTab=summary>

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.

<https://pa.midkent.gov.uk/online-applications/applicationDetails.do?keyVal=T49T90TYM9000&activeTab=summary>

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

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

<https://pa.midkent.gov.uk/online-applications/applicationDetails.do?keyVal=T31R30TYFWU00&activeTab=summary>

5.5. **25/504809/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).

<https://pa.midkent.gov.uk/online-applications/applicationDetails.do?keyVal=T313XRTYGCD00&activeTab=summary>

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 elevation.

<https://pa.midkent.gov.uk/online-applications/applicationDetails.do?keyVal=T33IZ4TYKND00&activeTab=summary>

6. **Planning Applications considered between meetings (CPC recommendation in bold).**

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.

7. **To table decisions made by Maidstone Borough Council (MBC) since the last meeting**  
*CPC recommendation in italics where appropriate. 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*

1. LGA 1972 s85 (1)

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

- 7.2. **25/503422/FULL: Lenwyn, 85 Heath Road, Coxheath, ME17 4EH**  
Erection of single storey pitched roof rear extension.  
*Support. Permitted.*

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

**9. Other Planning Matters**

- 9.1 Rural Exception Site Initiative: To discuss  
9.2 Forstal Farm: Enforcement update

**10. To receive any correspondence**

**11. Date of the next meeting: Tuesday 25 November 2025 (if required)**