



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 25 November 2025 at 6:30pm in the Small Hall in the Village Hall.

Louise Goldsmith

Locum Clerk, Coxheath Parish Council
clerk@coxheathparishcouncil.org.uk

19 November 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 absence¹

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. Minutes of the last Planning Committee:

To consider the minutes of the Planning Committee meeting held on the 28 October 2025 and if in order to authorise the Chair to sign as a true and accurate record²

4. Planning Applications for consideration:

4.1. **25/504648/FULL: 13 Springett Way, Coxheath, ME17 4HQ**

Proposed rear extension and insertion of new mono pitched roof over existing and proposed rear extension.

<https://pa.midkent.gov.uk/online-applications/monthlyListResults.do?action=firstPage>

4.2. **25/504330/FULL: Broadlea, Amsbury Road, Coxheath**

Erection of single storey conservatory to side of property.

<https://pa.midkent.gov.uk/online-applications/applicationDetails.do?keyVal=T4FFYPTYK0D00&activeTab=summary>

1. LGA 1972 s85 (1)

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

- 4.3. **25/504259/FULL: 1 Russet Court, Coxheath, ME17 4PQ**
Change of use of Housing Managers Flat to create 1no. age restricted 1 bedroom flat (over 60)
<https://pa.midkent.gov.uk/online-applications/applicationDetails.do?keyVal=T45VNMTYGB200&activeTab=summary>
- 4.4. **25/504313/FULL: Clock House Farm, Heath Road, Coxheath, ME17 4PB**
Extended occupancy all year round of five seasonal agricultural worker caravans including planting seasons (between 1 November and 28 February).
<https://pa.midkent.gov.uk/online-applications/applicationDetails.do?keyVal=T49T7OTYM7400&activeTab=summary>

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

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

- 6.1. **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. *No objection. Prior approval not required.*
- 6.2. **25/503813/FULL: 5 Clinton Close, Coxheath Kent ME17 4DZ**
Installation of a hip to gable loft conversion with rear dormer.
No objection. However, we do not think that the style of the proposed conversion is in keeping with the area. Permitted.
- 6.3. **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).
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. Refused.

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

8. Other Planning Matters

- 8.1 25/500748/BOC: Clockhouse Farm: Enforcement update.
8.2 Forstal Farm: Enforcement update

9. To receive any correspondence

10. Date of the next meeting: To be discussed and agreed.

1. LGA 1972 s85 (1)

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