



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 24 February 2026 at 6:30pm in the Small Hall in the Village Hall.

Louise Goldsmith
Clerk, Coxheath Parish Council
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19 February 2026

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 20 January 2026 and if in order to authorise the Chair to sign as a true and accurate record²

4. Open Session

To adjourn the meeting to enable any members of the public present to address the Council.

5. Planning Applications for consideration:

5.1. **26/500439: 6 Forstal Lane, Coxheath, ME17 4QE**

Demolition of existing conservatory and part demolition of existing garage. Erection of a part single, part two storey rear extension. Replacement of boundary fence with part wall, part fence and gate, and changes to fenestration.

5.2. **26/500514/FULL: 30 Gresham Road, Coxheath, ME17 4EY**

Erection of a part single storey part two storey side extension and single storey front extension including changes to fenestration.

1. LGA 1972 s85 (1)

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

- 5.3. **26/500434/FULL: 54 Murdoch Chase, Coxheath, ME17 4AA**
A hip-to-gable loft conversion with insertion of 3no. front rooflights, rear dormer and side window, obscure-glazed and non-opening.
- 5.4. **26/500206/FULL: Westerhill Barn, Westerhill Road, Coxheath, ME17 4BZ**
Change of use and conversion of an agricultural barn to a pair of semi detached dwellings, including erection of a two storey side extension and re-instatement of historic fabric, erection of a garage and store building and associated landscaping (revised scheme to 23/504389/PNQCLA).
- 5.5. **26/500139/LAWPRO: Clock House Farm Heath Road Coxheath Kent ME17 4PB**
Lawful Development Certificate for proposed placement of 4no. additional mobile homes

6. Planning Applications considered between meetings: None considered.

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. **25/505020/PN14J: Heathside Day Centre Heath Road Coxheath, ME17 4AH**
Prior notification for the installation of a roof mounted 130.95kw solar PV system. For its prior approval to: -Design and external appearance of the development - The impact of glare on occupiers of neighbouring land. *Resolved: Support.* **Refused.**
- 7.2. **25/505160/LAWPRO: 9 Amsbury Road, Coxheath, ME17 4DW**
Lawful Development Certificate for a Proposed loft conversion with new rear dormer, 3no. front roof lights and changes to fenestration. *Resolved: Support.* **Permitted.**
- 7.3. **25/504994/FULL: Forstal Farm Barn, Forstal Lane, Coxheath, ME15 0QE**
Erection of an office unit with staff facilities and 12no. parking spaces (retrospective)
Resolved: Neutral. We feel aggrieved to be presented with this proposal retrospectively several years after it took place. We feel that financial penalties should be imposed.
Permitted.
- 7.4. **25/505083: 4 Wakehurst Close, Coxheath, ME17 4TB**
Erection of an Annex to rear garden, ancillary to the main dwelling.
Resolved: No objection. **Permitted.**

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

9. Other Planning Matters

- 9.1 Forstal Farm: To receive and review feedback on lorry movements.
- 9.2 Clockhouse Farm: Alleged breach of planning, lighting and football pitch
- 9.3 26/500057/ACCESS Land North of Forstal Lane and Broken Tree Fortal Lane, Coxheath

10. To receive any correspondence

11. Date of the next meeting: Tuesday 31 March 2026 at 6.30pm

1. LGA 1972 s85 (1)

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