



# Coxheath Parish Council

## Minutes of a Planning Committee Meeting held on Tuesday 31 March 2026 at 6.30pm in the Small Hall, Coxheath Village Hall

Present: Cllrs. H. Weaver (Chairman), D. Carpenter, N. Gardner, I. Laponder

In attendance: Louise Goldsmith (Parish Clerk), 2 members of the public

County Councillor Robert Ford, Guy Osborne – Land Director, County House Homes.

### MINUTES

#### 1. Administration

Fire Exits, Fire Meeting Point, Mobile Phones.

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

a) Apologies for absence: None.

b) To receive Declarations of Interest in respect of matters contained in the agenda.

*Disclosable Interests:* Under the Localism Act 2011:

**Cllr. Weaver declared a pecuniary interest in agenda item 6.1.**

*Other Significant Interests:* **None received.**

*Other Interests:* **None received.**

c) Requests for Dispensations: **None received.**

d) Declarations of Lobbying: **None received.**

#### 3. Minutes of the last meeting

**Resolved: That the minutes of the Planning Committee meeting held on the 24 February 2026 be approved and confirmed as a true and accurate record.**

#### 4. Open Session

A member of the public

#### 5. Update on Beacon Park

Guy Osborne, Land Director at Country House Homes, introduced himself to Members and explained that he was attending the meeting to provide an update on the Beacon Park development. Progress has been slow since the planning application, (24/504496/FULL), went to the Planning Committee at MBC held on the 21 August 2025. MBC agreed at this meeting that, subject to certain conditions being fulfilled, the Head of Development Management would have delegated plans to approve the proposal. Guy Osborne advised that reaching an agreement on the additional details of the S106 contributions has been problematic. The final details have now been agreed but need to be signed off and will be subject to a two week consultation.

Guy Osborne confirmed that vehicular access to the site will be from Heath Road with no vehicular connections to Forstal Lane. The access road is situated near to the Greensand Medical Hub access on the south side of Heath Road, which includes the recently approved

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scheme, (23/505091/HYBRID), being developed by Aspire. The approved scheme includes the provision of a pedestrian Zebra crossing, and the relocation of the 30mph zone to the east, the delivery of which has in recent months proved to be problematic. Guy Osborne advised that Country House Homes and the Greenside Medical Hub have now entered into a licence agreement with Aspire to provide the land for the required footpaths for the Zebra crossing. The installation of the Zebra crossing is unlikely to now take place before the school summer holidays. Guy Osborne advised that Country House Homes are still committed to upgrading the Zebra crossing to a Toucan crossing, (controlled by traffic lights), but that this will require a Section 278 agreement and will be conditional on a Level 2 Safety Audit. Guy Osborne suggested that the buildouts at this location could be removed as part of the process if the results of the Level 2 Safety Audit demonstrate that the speed of traffic is going to be reduced if the Toucan crossing is installed.

Guy Osborne advised that there will be a Local Nature Reserve which extends along the southern, eastern and northern boundaries of the site and includes landscaped paths through the site as well as a pocket park on the western boundary. This Local Nature Reserve will have dense levels of tree planting, ecology ponds, native hedgerow planting and other ecology habitat enhancements. Natural England will expect to see a detailed management plan for this area. This land will therefore come under the umbrella of a designated Local Nature Reserve (LNR) with a 30-year Landscape and Habitat Management Plan. The LNR status includes a £30,000 future Management Fund which is conveyed with the land to meet with future costs post establishment. Guy Osborne advised that in previous discussions the Parish Council has expressed interest in adopting this area and would therefore receive the grant.

Guy Osborne advised that the development will also provide accessible open amenity space to include a children's play area. Within the Public Open Space there will also be a Beacon Landmark. The Beacon Landmark is a three-quarter sized bronze statue set within a ragstone seating plinth. This Beacon signifies Coxheath's history as a Beacon location in the 14th to 17th Century and will have pointers embedded in the ragstone plinth and surrounding paving to identify the beacon locations. Guy Osborne advised that the Parish Council also expressed an interest in the past in adopting this area and that a further grant of £10,000.00 could be available to support the cost of the future maintenance of the open space.

Guy Osborne confirmed that Country House Homes still have an option on the field to the east of the site. It was suggested that in the current climate it could take 3-4 years to build and sell the site, (expecting to build and sell 25-30 units per annum). Guy Osborne advised that they have commenced discussions with prospective developers and agreed to come to another Planning Committee meeting in 3 months to update Members. Guy Osborne advised that £80,168.00 (index linked) CIL monies would be available to the Parish Council.

*Guy Osborne left the meeting*

## **6. Planning Applications for consideration:**

*Cllr. Weaver declared a pecuniary interest and left the meeting. Cllr. Gardner took over as Chair.*

### **6.1 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. *Amended plans.*

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**Resolved: To resubmit the objection previously submitted. Object. We believe the proposal represents an overdevelopment of the site. The proposed rear and side elevations and changes to the fenestration will be harmful to the residential amenity of the neighbouring property.**

*Cllr. Weaver returned to the meeting and resumed as Chair.*

- 6.2 **26/500929/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.**

- 6.3 **26/500586/FULL: Amsbury House, Amsbury Road, Hunton**  
Change of use of annexe to 1no. two bedroom dwelling including the erection of an infill single storey front extension and changes to fenestration.  
**Resolved: Support.**

**7. Planning Applications considered between meetings:**

- 7.1 **26/500439: 6 Forstal Lane, Coxheath, ME17 4QE:** See agenda item 6.1

**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 **26/500139/LAWPRO: Clock House Farm Heath Road Coxheath Kent ME17 4PB**  
Lawful Development Certificate for proposed placement of 4no. additional mobile homes.  
*Resolved: No objection. \*Permitted.*

**9. To table late planning applications and other planning matters received for consideration:**  
None to consider.

**10 Other Planning Matters**

**10.1 Forstal Farm:**

Members noted that the Clerk had sent a letter to the Office of Traffic Commissioners, (OTC), requesting that the opening hours of the operation centre R&D Resurfacing at Forstal Farm are restricted and had included details of resident's concerns as evidence in the letter. The OTC has responded and advised that an "operating centre" is the place where the heavy goods vehicles and trailers which have been authorised to use it on a licence, are normally to be parked when they are not in use. However, this does not prevent heavy goods vehicles/trailers from visiting premises while they are "in use" or "visiting" the premises for maintenance purposes. When complaints are received which refer to environmental matters or suitability/access safety issues at an operating centre the OTC can conduct a review. However, this can only be done at 5-yearly intervals following the date when the licence first came into force. Complaints about an operating centre received before the review date will be considered by the Traffic Commissioner at the review date and they have absolute discretion over whether to conduct a review. The OTC has now advised that the Parish Council cannot raise a valid complaint on behalf of local residents unless it owns or occupies land in its own right in the vicinity of an operating centre and is adversely affected. The

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Clerk advised that the review date for the licence for R&D Resurfacing at Forstal Farm is the 11 January 2027 and that the OTC has suggested that the owners or occupiers of land within the vicinity of the operating centre, who may be affected on environmental grounds, should submit a complaint detailing their reasons. It was agreed that the Clerk should share this information with the residents that have been in touch with the Parish Council. The Clerk has also requested a meeting with Ward Member Claire Kehily to discuss this issue and request that MBC, as suggested by the OTC, makes a case for the residents and complains on their behalf.

**10.2 Clockhouse Farm: Alleged breach of planning, lighting and football pitch**

It was noted that the Clerk has previously reported an alleged breach of planning regarding the lighting for the football pitch on Clockhouse Farm. The Enforcement Officer invited the owners to submit a retrospective planning application and has since advised that they are still preparing the plans. In the meantime, the owners have been advised to not use the lights.

**10.3 26/500057/ACCESS Land North of Forstal Lane and Broken Tree Fortal Lane, Coxheath**

It was noted that the Clerk has reported to Enforcement that a gate has been installed at the above location. The Clerk shared a letter from the Enforcement Officer which states that the creation of the access would be permitted development as Forstal Lane is a non-classified highway. The Enforcement Officer has advised that as the gate is in excess of 1m in height that it does require planning permission. The Enforcement Officer has advised the agent representing the owners to either lower the gate to 1m, remove the gate in its entirety or to seek permission for the gate. The Enforcement Officer has since advised that the agent is currently uncontactable due to a family emergency. The Clerk has informed the Enforcement Officer that the Parish Council would like Enforcement to continue to pursue this matter given that planning permission was recently refused for the gate.

**11. To receive any correspondence:** None to consider.

**12. Date of the next meeting:** Tuesday 28 April at 6.30pm.

With no further business to transact the meeting closed at 7.14pm

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Date: .....

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