



Coxheath Parish Council

Minutes of a Planning Committee Meeting held on Tuesday 20 January 2026 at 6.30pm in the Small Hall, Coxheath Village Hall

Present: Cllr. H. Weaver (Chairman), D, Carpenter, N. Gardner

In attendance: Louise Goldsmith (Parish 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

- a) Apologies for absence: **An apology for absence was received from Cllr. Thomas and the reason for absence was accepted.**
- b) 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.**
- 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 25 November 2025 be approved and confirmed as a true and accurate record.

4. Open Session

No members of the public present.

5. Planning Applications for consideration:

- 5.1 **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.
- 5.2 **25/505083: 4 Wakehurst Close, Coxheath, ME17 4TB**
Erection of an Annex to rear garden, ancillary to the main dwelling.
Resolved: No objection.

Signed:

- 5.3 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.
- 5.4 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
- 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 – Revised Plans.
Resolved: Support. We support the proposal subject to the zebra crossing being installed immediately.
- 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. 25/503976/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. Permitted.
- 7.2. 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. *Resolved: Support. Permitted.*
- 7.3. 25/504330/FULL: Broadlea, Amsbury Road, Coxheath**
Erection of single storey conservatory to side of property.
Resolved: No objection. Permitted.
- 7.4. 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).
Resolved: No objection. Permitted.
- 7.5. 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. Permitted.*
- 7.6. 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). *Resolved: Support. Permitted.*

Signed:

- 7.7. 25/504269/PN14J: Coxheath Primary School, Stockett Lane, Coxheath, ME17 4PS**
Prior notification for the installation of solar panels on the roof.
Resolved: Support. Permitted.
- 7.8. 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. Refused.
- 8. To table late planning applications and other planning matters received for consideration:**
None to consider.
- 9. Other Planning Matters**
 - 9.1 25/504809/HYBRID: Greensand Health Centre: Feedback from the MBC Planning Committee Meeting held on the 18 December 2025.** Cllr. Weaver attended the meeting and spoke on behalf of the Parish Council. Cllr. Weaver advised the MBC Planning Committee that the Parish Council welcome the fact that the amended plans now include a much needed zebra crossing and suggested that this needs to be installed immediately.
 - 9.2 Forstal Farm:** Members noted that the Clerk has contacted the Office of the Traffic Commissioners about the HGV operator site at Forstal Farm. The Office of the Traffic Commissioners has advised that since 2022 there has been a number of applications which have been granted for this site to increase the number of HGVs permitted from 3 to 15 vehicles. The Clerk explained that the Office of Traffic Commissioners has also advised that there are currently no restrictions on opening times for this site. However, the Office of Traffic Commissioners could impose restrictions if there were many complaints from the public. Cllr. Weaver reminded Members that the Parish Council has received some complaints from local residents about the number of HGVs on Forstal lane travelling at speed and often in the early hours of the morning. It was suggested and agreed that the Clerk, with the assistance of Cllr. Gardner, prepares a flyer to hand deliver to residents in Forstal Field, Forstal Lane and the lower end of Stockett Lane requesting that they let the Parish Council know about any concerns they have about HGV movements from and to Forstal Farm and to submit any evidence. It was agreed to then review any concerns raised and the evidence with a view to submitting these to the Office of Traffic Commissioners.
 - 9.3 KALC draft response to the Regulation 18c consultation on Gypsy and Travelling Showpeople Plan:** Noted.
 - 9.4 Neighbourhood Planning Area Redesignation following parish boundary changes:** Noted.
- 10. To receive any correspondence:** None to consider.
- 11. Date of the next meeting:**
Tuesday 24 February at 6.30pm.

With no further business to transact the meeting closed at 7.07pm

Signed:

Date:

Signed: