



Coxheath Parish Council

Minutes of a Planning Committee Meeting held on Tuesday 24 February 2026 at 6.30pm in the Small Hall, Coxheath Village Hall

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

In attendance: Louise Goldsmith (Parish Clerk).

MINUTES

1. Administration

Fire Exits, Fire Meeting Point, Mobile Phones.

2. Apologies for Absence, Declarations and Dispensations

a) Apologies for absence:

An apology for absence was received from Cllr. Thomas and Carpenter and the reasons for absence were accepted.

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 5.1.

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 20 January 2026 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 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.

Cllr. Weaver declared a pecuniary interest making the meeting inquorate and meaning that this planning proposal could not be determined. The Clerk advised that unfortunately MBC is unable to grant an extension to respond to the proposal after the next meeting. It was therefore agreed to respond to planning proposal 26/500439 between meetings and to ratify the response at the next meeting.

Signed:

- 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.
Resolved: No objection
- 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.
Resolved: No objection.
- 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).
Resolved: No objection.
- 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.
Resolved: No objection.
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:**
None to consider.

Signed:

9. Other Planning Matters

9.1 **Forstal Farm:** Members noted that the Clerk had hand delivered a flyer 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. Members reviewed the evidence submitted to the Clerk noting reports and evidence of lorries travelling at speed on Forstal Lane in the early hours of the morning on both weekdays and weekends. It was agreed that the Clerk should draft a letter to the Office of Traffic Commissioners requesting that the opening hours of R&D Resurfacing at Forstal Farm are restricted. The Clerk will circulate a copy of the draft letter for approval and will seek the permission of the members of public that have responded to the consultation to include details of their concerns and evidence in the letter.

9.2 **Clockhouse Farm: Alleged breach of planning, lighting and football pitch**
It was noted that the Clerk has reported an alleged breach of planning regarding the lighting for the football pitch on Clockhouse Farm. The Enforcement Officer has advised the Clerk that the owner has been reminded that the lighting and the retention of the football pitch need planning permission. The owner has been invited to submit a retrospective planning application. If an application is not received within 28 days Enforcement will then consider what action to take next.

9.3.1 **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 who has carried out a site visit but has advised that they are unable to reach a conclusion at this stage. The Clerk was asked to advise the Enforcement Officer that Members are disappointed with the perceived lack of action given that the planning proposal 25/503578/FULL for the installation of the said gate has only recently been refused.

10. To receive any correspondence: None to consider.

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

With no further business to transact the meeting closed at 7.03pm

Signed:

Date:

Signed: