



# Coxheath Parish Council

## Minutes of a Planning Committee Meeting held on Tuesday 25 November 2025 at 6.30pm in the Small Hall, Coxheath Village Hall

Present: Cllr. H. Weaver (Chairman), D, Carpenter (arrived at 6.52pm), N. Gardner, S. Thomas  
In attendance: Louise Goldsmith (Locum 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. Carpenter who subsequently arrived at 6.52pm.**
- 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 28 October 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 25/504648/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**

##### 5.2 25/504330/FULL: Broadlea, Amsbury Road, Coxheath

Erection of single storey conservatory to side of property.

**Resolved: No objection.**

Signed: .....

**5.3 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)

**Resolved: Support**

**5.4 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**

**6. Planning Applications considered between meetings**

None to consider.

**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 25/503942/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.**

**7.2 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.**

**7.3 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.**

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

None to consider.

**9. Other Planning Matters**

**9.1 25/500748/BOC: Clockhouse Farm, alleged breach of Condition 3 of 25/502880/FULL:**

Planning Enforcement have visited the site and have advised that there has been no breach of planning control in respect of the external lighting.

*6.52pm Cllr. Carpenter arrived at the meeting*

Signed: .....

9.2 Forstal Farm: It was agreed at the last meeting that the Locum Clerk should raise concerns about the number of lorry movements on Forstal Lane with KCC Highways and Enforcement at MBC and find out the permitted opening times for the site. The Locum Clerk was also asked to contact the Office of the Traffic Commissioners for a copy of the licence application which could contain details such as opening times and permitted vehicle movements. Disappointingly the Locum Clerk has not yet received a response and will report back at the next meeting and will also find out if Ward Member Claire Kehily has received any feedback.

Cllr. Gardner reported that the Community Engagement Officer has visited the area and has advised that KCC Highways design team are drawing up a plan for Forstal Lane for HGV directional signage to direct HGVs via an appropriate route back onto Heath Road. Cllr. Weaver suggested, and it was agreed, for the Locum Clerk to put forward a proposal for an additional 30mph sign in the Coxheath section of Forstal Lane.

Local knowledge would suggest that further works are taking place at Forstal Farm and the Locum Clerk was asked to advise Enforcement.

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

**11. Date of the next meeting:**

Tuesday 16 December 2025 at 7pm.

With no further business to transact the meeting closed at 7.02pm

Signed: .....

Date: .....

Signed: .....