



COXHEATH PARISH COUNCIL

CLERK: T M Ketley

60 Stockett Lane,
Coxheath, Maidstone,
Kent ME17 4PY

Telephone : (01622) 745332

E – Mail: terryketley@btinternet.com

Website: www.coxheath.net

MINUTES of the PLANNING COMMITTEE MEETING

**held in the Parish Office, Coxheath Village Hall, Stockett Lane, Coxheath at 7.30pm on
Thursday 12th July 2018**

Present: Cllrs R Divall (Chairman); R Webb; K Woollven; Mrs V Page.

In Attendance: T Ketley (Parish Clerk).

Apologies: Cllr C Parker.

Members of the public: None

1. **PART 2 ITEMS – TO CONSIDER WHETHER ANY ITEMS SHOULD BE TAKEN IN PRIVATE BECAUSE OF THE POSSIBLE DISCLOSURE OF EXEMPT INFORMATION:**

It was noted that there were no items to be taken in Part 2 of the meeting due to the possible disclosure of exempt information.

2. **REPRESENTATIONS FROM THE GENERAL PUBLIC:**

There were no representations from members of the public.

3. **MINUTES OF THE PREVIOUS MEETING – 21st JUNE 2018:**

These were confirmed as a true record.

4. **MATTERS ARISING OUT OF PREVIOUS MINUTES:**

- a. MA/13/1979 – Land north of Heath Road, Coxheath (known as Olders Field)
Outline planning application for up to 55 residential dwellings with access.
After a long delay, Maidstone Borough Council had approved the outline application, subject to fifteen conditions, on 10th January 2018. There had been no further developments since the last Planning Committee meeting.
- b. 17/502072/OUT – Site H1(60), Forstal Lane, Coxheath
Outline application for residential development of up to 210 dwellings, together with access off Forstal Lane, 1.85 hectares of open space and associated infrastructure (access being sought).
Following the completion of the Section 106 agreement, Maidstone Borough Council had approved the outline application, subject to twenty-five conditions and one informative, on 27th February 2018. Chartway Construction had submitted an Archaeological Evaluation Report on 30th May 2018, pursuant to Condition 4 of the outline approval. There had been no further developments since the last Planning

Committee meeting.

- c. 18/500121/FULL – Blossom Lodge, Stockett Lane, East Farleigh
Erection of a building to provide a community centre/school with associated ramps, play area and parking facilities for families living at Blossom Lodge Park (part retrospective).
The application had been recommended for refusal at the Parish Council Planning Committee meeting held on 25th January 2018. Much to the consternation of the Committee, it was noted that Maidstone Borough Council had approved the application, subject to thirteen conditions and one informative, on 10th July 2018. It was agreed that the planning authority should be asked how they intended to police the conditions.
- d. 18/500618/FULL – Land South of Heath Road, Linton
Erection of a new medical centre with associated parking, landscaping and the creation of a new vehicular access into Heath Road.
Although Coxheath Parish Council had not been specifically advised of the fact that the application would be considered at the Maidstone Borough Council Planning Committee meeting on 5th July 2018, the application had been approved at that meeting. Linton Parish Council had spoken against the application. One of the conditions related to the need for appropriate transport facilities to be put in place and to this end a meeting would be organised involving ward Borough Councillors and representatives of relevant parish councils, including Coxheath.
- e. 18/501268/HYBRID – Land South of Heath Road, Coxheath
Variation of Conditions 10 (Materials) and 20 (to allow the retention of the existing hedge) pursuant to Application 16/506648/HYBRID.
The Parish Council had decided not to object to the variation of conditions but had suggested that the footway to the east of the site entrance was now unnecessary since it would only connect to a currently redundant bus stop. The decision had been taken at the Parish Council Planning Committee meeting held on 29th March 2018. There had been no developments since the last Planning Committee meeting.
- f. 18/502063/FULL – 10 Amsbury Road, Coxheath
Garage conversion, addition of a front porch and construction of a cart lodge with log store and canopy roof.
Maidstone Borough Council had approved the application, subject to three conditions, on 22nd June 2018.
- g. 18/501214/FULL – Land next to Primrose Paddock, Stockett Lane, East Farleigh
Part retrospective and part change of use from disused agricultural land to storage/parking and valeting of vehicles and associated portable building for office/store.
Maidstone Borough Council had refused the application for three reasons, including a needless and unwelcome visually intrusive addition to the rural landscape, on 28th June 2018 .
- h. 18/502243/FULL – 56 Stockett Lane, Coxheath
Proposed single-storey side and rear extension.
The application had been recommended for approval at the Parish Council meeting on 31st May 2018 and ratified at the Parish Council Planning Committee meeting held on 21st June 2018.
- i. 18/502445/FULL – 46 Chestnut Drive, Coxheath
Erection of a two-storey side extension and a single-storey rear extension to a semi-detached house.

Maidstone Borough Council had approved the application, subject to three conditions and one informative, on 28th June 2018.

- j. 18/502601/FULL – Land to the rear of 161 Heath Road, Coxheath
Erection of ten dwellings comprising two detached and four pairs of semi-detached houses of two-storey design with associated access, parking and landscaping.
and
18/502602/FULL – Land to the rear of 161 Heath Road, Coxheath
Erection of ten dwellings comprising two detached and four pairs of semi-detached houses of two-story design with associated access, parking and landscaping.
Both applications had been recommended for refusal at the Coxheath Parish Council Planning Committee meeting held on 21st June 2018. Helen Grant MP had also written to Maidstone Borough Council asking for the application to be refused.
- k. 18/502605/FULL – 20 Gresham Road, Coxheath
Erection of a single-storey side and rear extension.
The application had been recommended for approval at the Parish Council Planning Committee meeting held on 21st June 2018.
- l. 18/502704/FULL – 6 Gresham Road, Coxheath
Demolition of an existing garage and erection of a single-storey side/part rear extension.
The application had been recommended for approval at the Parish Council Planning Committee meeting held on 21st June 2018.
- m. 18/502887/FULL – Corylus Cottage, 165 Heath Road
Demolition of the existing single-storey extension and erection of a two-storey rear and single-storey side extension, and a wooden structure framework to the front, as a feature.
The application had been recommended for refusal at the Parish Council Planning Committee meeting held on 21st June 2018.

5. NEW PLANNING APPLICATIONS FOR DISCUSSION

- a. 18/503018/FULL – 44 Forstal Lane, Coxheath
Erection of a single-storey side extension.
In the absence of any controversial elements to the plans, it was agreed that the application should be recommended for approval
- b. 18/503103/FULL – 16 Pembroke Road, Coxheath
Demolition of an existing garage and erection of a two-storey side extension.
In the absence of any controversial elements to the plans, it was agreed that the application should be recommended for approval
- c. 18/503148/FULL – 3 North Crescent, Coxheath
Construction of a loft conversion with front roof light and rear dormer, to create one additional bedroom and WC.
In the absence of any controversial elements to the plans, it was agreed that the application should be recommended for approval.
- d. 18/503194/FULL – 118 Heath Road, Coxheath
Demolition of an existing restaurant and erection of fourteen two-bed retirement apartments, providing assisted living for over 55 year old persons, with associated parking, turning and amenity space.
It was felt that this application would represent a substantial loss of amenity to the village, being the only restaurant within walking distance for most residents. The

restaurant had a high reputation and also attracted a large number of visitors to the village, with inevitable spin-offs for other businesses. In addition, it was felt that the need for over 55 assisted living was unproven, since other such facilities including Crispin Court, Waverley Close and The Beacons (owned by Golding Homes) were now populated by a wide range of age groups and Russet Court (privately owned) had vacancies for long periods. In addition, the original plans for assisted living accommodation on the Clockhouse Farm development in the village had been withdrawn because the housing association discovered a lack of need. In addition, the plans assumed a level of parking need, which was unrealistically low, thereby risking further parking congestion in an already deficient locality. For these reasons, it was agreed that the application should be recommended for refusal.

6. CORRESPONDENCE/REPORTS:

Linden Farm MUGA

It was noted that a meeting had now been arranged with Mark Byatt of Chartway Homes to take place at 2.30pm in the Parish Office on 18th July 2018.

Meeting with DHA Planning on New Medical Centre

It was noted that this subject had now been overtaken by events (*see Item 4d*).

Consultation Event – Forstal Lane Development

It seemed that the rumoured event had not materialised. It was agreed, therefore, that the opportunity should be taken on 18th July 2018, to explore the matter further.

Maidstone Local Plan Formulation Consultation

It was noted that the Clerk proposed to look at the consultation format with a view to making recommendations on how to proceed at the July Parish Council meeting and the next meeting of the Parish Council Planning Committee on 2nd August 2018. Responses had to be submitted to Maidstone Borough Council by 5th August 2018.

Maidstone Borough Council – Allocation of Street Names

It was noted that proposals had been agreed at the June Parish Council meeting for the allocation of names to both the Londis apartments and the Linden Meadows development.

Greensand Ridge – AONB

Following the June Parish Council meeting, it had been agreed that a letter should be written to the Chief Executive of Maidstone Borough Council, urging the strongest legal protection possible to be applied to the Greensand Ridge. The Clerk would draft a response for consideration by Cllrs C Parker and K Woollven at the earliest opportunity.

7. DATE OF NEXT MEETING: **7.30pm on Thursday 2nd August 2018**

There being no further business to discuss, the meeting closed at 09.05pm