



COXHEATH PARISH COUNCIL

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MINUTES of the PLANNING COMMITTEE MEETING

held in the Parish Office, Coxheath Village Hall, Stockett Lane, Coxheath at 7.30pm on Thursday 20th September 2018

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

In Attendance: T Ketley (Parish Clerk).

Apologies: None.

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 – 23rd AUGUST 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.
It was noted that following a submission from DHA Planning, Maidstone Borough Council had approved non-material amendments against Conditions 3 and 4 of the original outline approval, to ensure that the reserved matters conformed to the approved documents and that transport issues were in the interests of highway safety.

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).

A note of the record of the meeting held on 14th August 2018 had been circulated by Chartway Construction. In the meantime Chartway had submitted a minor non-material amendment to the outline approval to allow a temporary construction

access to the site with relevant amendments to protected hedgerows (Ref: 18/504503/NMAMD).

- c. 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.
Maidstone Borough Council had suggested that a second meeting of the ‘Surgery Working Party’ should be programmed for either 31st October or 2nd November 2018. Cllrs K Woollven, R Divall, R Webb and the Clerk proposed to attend the meeting.
- d. 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.
There had been no further developments since the last Parish Council Planning Committee meeting.
- e. 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.
No decision had yet been taken although the Kent County Council Biodiversity Officer had recommended that a more detailed badger survey should be carried out and a proposal for more integrated bat and bird boxes should be prepared. Since the last Parish Council Planning Committee meeting, amended site plans had been submitted to illustrate a revised parking and refuse strategy. Further requirements had also been identified by the Biodiversity Officer to cater for the needs of birds and bats on the site.
- f. 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. The Kent County Council Archaeological Officer had recommended that in the event of the application being approved, a watching brief should be undertaken by an archaeologist so that any Iron Age remains were recorded. There had been no substantive developments since the last Parish Council Planning Committee meeting.
- g. 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.
The application had been recommended for refusal at the Parish Council Planning Committee meeting held on 12th July 2018. There had been a number of strong objections to the application, including one from Hunton Parish Council and another from former ward Borough Councillor, Brian Mortimer. Cllr Mrs L Parfitt-Reid had called in the application to ensure that before a decision was taken, it would be discussed by the Maidstone Borough Council Planning Committee. Although the application remained undetermined, comments had been submitted by both Maidstone Borough Council Heritage, Landscape and Design and Kent County Council Heritage Conservation.

- h. 18/503539/FULL – Linden Farm, Stockett Lane, East Farleigh
Temporary change of use and conversion of Plot 74 to a sales and marketing suite with associated car parking, lighting and signage.
Maidstone Borough Council had approved the application, subject to three conditions, on 12th September 2018.
- i. 18/504077/FULL – 19 Stockett Lane, Coxheath
Erection of a rear conservatory.
Maidstone Borough Council had approved the application, subject to two conditions, on 4th September 2018.

5. NEW PLANNING APPLICATIONS FOR DISCUSSION

- a. 18/504326/FULL – Beulah, 59 Heath Road, Coxheath
Demolition of an existing outbuilding and erection of a single-storey side extension (resubmission of Application 18/501676/FULL).
In the absence of any controversial elements to the plans and bearing in mind that the Parish Council recommended approval of the previous application, it was agreed that this application should be recommended for approval.
- b. 18/504486/FULL – Blossom Lodge, Stockett Lane, East Farleigh
Siting of seven mobile homes for families with Gypsy status.
It was felt that gypsy/traveller quotas had been satisfied in the area and that this application not only represented overdevelopment and intrusion into the countryside but also was in contravention of policies in the Maidstone Local Plan. For these reasons, it was agreed that the application should be recommended for refusal.
- c. 18/504595/FULL – 26 Forstal Lane, Coxheath
Erection of a single-storey pitched roof front and rear extension, along with a two-storey pitched roof side extension.
In the absence of any controversial elements to the plans, it was agreed that the application should be recommended for approval.

6. PLANNING APPLICATIONS FOR RATIFICATION

- a. 18/503898/FULL – 90-92 Heath Road, Coxheath.
Erection of a rear extension to an existing storage unit.
It was agreed that in the absence of any controversial elements to the plans, the decision to recommend approval should be ratified.

7. CORRESPONDENCE/REPORTS:

Linden Farm MUGA

It was noted that the Clerk would be seeking a further breakdown and clarification of the declared cost of £110,000 and would be requesting a site visit to a similar facility in Leybourne.

Forstal Lane Development – Meeting with Chartway Construction

A note of the meeting on 14th August 2018, prepared by Chartway Construction, had been circulated to all Parish Councillors. However, the Clerk still proposed to issue a Parish Council record of the meeting, including clarification of the wording relating to local support.

Greensand Ridge – AONB

It was noted that Cllr C Parker had now provided his comments on the proposed letter to

the Chief Executive of Maidstone Borough Council. The final version of the letter would be despatched in due course.

Gypsy and Traveller Follow Up Meeting

It was noted that Cllrs R Webb, G Down and the Clerk would be attending the follow-up meeting, which would now be hosted by Staplehurst Parish Council on 2nd October 2018.

MBC Consultation on Statement of Community Involvement

In view of the Parish Council's bitter experience in the context of the Coxheath Neighbourhood Plan, the view had been that there was no point in responding to this consultation.

Planning Enforcement Appeal – Broken Tree, Forstal Lane

It was noted that the applicants had appealed against the enforcement notice served on the retrospective Planning Application 17/504398/FULL. Comments had to be submitted to the Planning Inspectorate by 26th September 2018.

MBC Survey of Coxheath Facilities and Services

It was noted that the Clerk had responded to the survey on 31st August 2018.

MBC Submission of Comments on Planning Applications

Maidstone Borough Council had recently circulated Parish Councils exhorting them to post comments on planning applications directly on to the MBC planning portal. After some discussion, it was agreed that the present practice of e-mailing Planning Officers with copies to Planning Support Services should be retained, since it ensured that Officers were aware of Parish Council views at the appropriate time. The Parish Council was a statutory consultee and should not be treated as any other public commentator.

8. **DATE OF NEXT MEETING:** **7.30pm on Thursday 4th October 2018**

There being no further business to discuss, the meeting closed at 08.30pm