



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 14th February 2019**

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

In Attendance: T Ketley (Parish Clerk).

Apologies: Mrs I Bowie (Clerk designate)

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 – 24th JANUARY 2019:**

These were confirmed as a true record.

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

- a. 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 there had been no apparent developments since the last Parish Council Planning Committee meeting, Cllr R Webb had heard rumours that the new medical Centre might not be completed for a further two years.
- b. 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.
Maidstone Borough Council had finally approved the application, subject to twenty-three conditions and one informative, on 7th February 2019.
- c. 18/505417/REM – Site H1(60), Forstal Lane, Coxheath
Approval of reserved matters for appearance, layout, scale and landscaping being

sought for the erection of 210 dwellings together with access off Forstal Lane, 1.85 hectares of open space and associated infrastructure, pursuant to Application 17/502072/OUT.

Cllr R Webb reported that the application had been discussed at the Maidstone Borough Council Planning Committee meeting on 31st January 2019. Although the reserved matters were generally approved, further clarification of the revised landscape plans had been sought. All other matters covered by conditions on the original outline application would have to be submitted to and specifically approved by the Committee. There had been no further comment regarding the Section 278 agreement and it was agreed that, if necessary, the Clerk should raise the matter directly with Chartway.

- d. 18/505847/FULL – 12 Stockett Lane, Coxheath
Demolition of the existing conservatory and erection of a two-storey rear extension and a single-storey side extension, forming a porch.
Maidstone Borough Council had approved the application, subject to three conditions, on 18th January 2019.
- e. 18/506357/FULL – 42 Huntington Road, Coxheath
Erection of a first-floor side extension and single-storey rear extension with a patio area.
Maidstone Borough Council had approved the application, subject to four conditions, on 24th January 2019.
- f. 18/506425/REM – Land North of Heath Road, Coxheath (known as Older's Field)
Approval of Reserved Matters (Access, Appearance, Layout, Scale being sought), pursuant to Outline Application 13/1979 for the erection of 55 residential dwellings. The Parish Council had no major problems with the detailed plans, when discussed at the Parish Council Planning Committee meeting on 24th January 2019, and, therefore, had raised no objections to the proposals. Since that time, Kent County Council Highways had raised no objections, subject to the imposition of a number of conditions.
- g. 18/506584/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 (revision to 18/504595/FULL).
The application had been recommended for approval at the Coxheath Parish Council Planning Committee meeting held on 24th January 2019.
- h. 18/506676/FULL – 42 Wilberforce Road, Coxheath
Demolition of an existing garage and conservatory and the erection of single-storey rear/side extension. Demolition of the existing porch and erection of a new front porch.
The application had been recommended for approval at the Coxheath Parish Council Planning Committee meeting held on 24th January 2019.

5. NEW PLANNING APPLICATIONS FOR DISCUSSION

- a. 19/500431/FULL – 2 Gresham Road, Coxheath
Demolition of an existing side lean-to garage and erection of a two-storey side extension. Demolition of the existing porch and erection of a new front porch.
In the absence of any controversial elements to the plans, it was agreed that the application should be recommended for approval.

6. **CORRESPONDENCE/REPORTS:**

Linden Farm MUGA

It was noted that the Clerk had spoken to Mark Byatt at Chartway earlier in the day. He was still awaiting a detailed breakdown of costs from his Commercial Division but hoped to be in a position to respond very soon.

Street Name – Land to the rear of 161 – 163 Heath Road

It was noted that after much 'toing and froing', the developer had agreed with Maidstone Borough Council that the new road would be named Wycherley Court.

Linden Meadows – Visit to Show House

It was noted that Chartway suggested a visit by Parish Councillors at 12.00pm on Saturday 16th March 2019. Cllrs R Divall, Mrs E Potts, C Parker and Mrs V Page expressed an interest in attending. The Clerk would approach other Councillors to determine whether anyone else wished to join the visiting party.

Planning Enforcement Appeal – Land Opposite 36 Forstal Lane (known as Broken Tree)

It was noted that the appeal had been upheld, largely because there were inaccuracies in the refusal decision taken by Maidstone Borough Council.

Revised Proposals for Spice Lounge Redevelopment

In the absence of the applicant, it was agreed that consideration of the case would be held over until the revised application was received.

CIL Workshop – 20th February 2019

It was noted that both Cllr R Divall and Mrs I Bowie would be attending the workshop on the Community Infrastructure Levy to be run by Maidstone Borough Council on the evening of 20th February 2019.

Thin Planning Applications

It was agreed that Coxheath Parish Council would not volunteer to take part in the experiment of 'thin' planning applications but would comment at the appropriate time. It was also agreed that in future all planning documents should be addressed to the Chairman of the Planning Committee rather than the Clerk, in order to avoid logistical problems.

7. **DATE OF NEXT MEETING: 7.30pm on Thursday 7th March 2019**

There being no further business to discuss, the meeting closed at 08.35pm.