



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 6th December 2018**

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

In Attendance: T Ketley (Parish Clerk).

Apologies: Cllrs C Parker; Mrs V Page.

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 – 22nd NOVEMBER 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.
Cllrs R Divall, Mrs V Page, R Webb and the Clerk had met with representatives of DHA Planning and Countryside Developments on 10th October 2018 to review the application and to discuss the imminent submission of the full application. It was understood that the adjacent land to the north of the site, although remaining in the ownership of Mr Older, would be retained as open space in perpetuity. There had been no further developments since the last Parish Council 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).
It was noted that Chartway Construction had now submitted an application for the

approval of reserved matters under Application 18/505417/REM, which had been discussed at the meeting held on 22nd November 2018 and would be ratified under Agenda Item 6a.

- 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.
It was noted that Cllrs R Webb, R Divall and K Woollven had attended a second meeting of the ‘Surgery Working Party’ at Maidstone Borough Council on 31st October 2018. It had been agreed that funds would be made available from the Section 106 agreement to purchase a vehicle for the Maidstone Outreach Service to provide transport facilities for those patients, who needed to attend appointments at the new centre but did not have means of their own to travel there.
- 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.
A query had been raised over the proposed height of hedgerows and a response was still awaited from the Planning Officer (Richard Timms).
- e. 18/505336/FULL – 1 South Crescent, Coxheath
Erection of a new porch to the front of the property.
Maidstone Borough Council had approved the application, subject to three conditions, on 22nd November 2018.
- f. 18/504763/FULL – 4 Chaffinch Drive, Coxheath
Erection of a detached wooden summer house (retrospective).
The Parish Council Planning Committee had discussed the application at their meeting on 22nd November 2018 and had raised no objection.
- g. 18/505768/ADV – Linden Farm, Stockett Lane, East Farleigh
Advertisement consent to display 18 non-illuminated signs, including 3 fascia signs, 2 flag poles, 1 standing ‘V’ board sign and 12 other signs.
The application had been recommended for approval at the Parish Council Planning Committee meeting held on 22nd November 2018.

5. NEW PLANNING APPLICATIONS FOR DISCUSSION

- a. 18/505767/FULL – Linden Farm, Stockett Lane, East Farleigh
Variation of Condition 12 of 13/2008 to amend the wording from “prior to the occupation of the development” to “prior to the completion of the final dwelling”.
The variation of condition was noted. It was agreed that no further comment was necessary.
- b. 18/506028/SUB – Land South of Forstal Lane, Coxheath
Submission of details to discharge Condition 3 (Construction Method Statement), Condition 9 (Maintenance and Management of the Sustainable Drainage Scheme), Condition 16 (Contamination) and Condition 23 (Drainage Strategy – Means of Disposal), pursuant to Application 17/502072/OUT.
The submission of details was noted. Again, it was agreed that no further comment was necessary

6. PLANNING APPLICATIONS FOR RATIFICATION

- a. 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.

It was noted that the Clerk had circulated a suggested draft response to the planning authority. The draft was tabled and, subject to one or two minor amendments, it was agreed that the letter should be despatched to the Planning Officer as a matter of urgency.

7. CORRESPONDENCE/REPORTS:

Linden Farm MUGA

It was noted that a breakdown of costs was still awaited from Chartway Construction.

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

It was noted that Maidstone Borough Council's decision to reject the suggestion of 'Bowie Walk' had been discussed at the November Parish Council meeting and it had been agreed that the decision should be challenged.

Londis Section 106 Agreement

It was noted that an appropriate letter had been despatched to James Bailey at Maidstone Borough Council and copied to Shamshir Bains.

Loose Neighbourhood Plan

It was noted that the Regulation 16 Consultation on the Loose Neighbourhood Plan ran until 10th December 2018, but it was considered unnecessary for Coxheath Parish Council to register any comments.

Linden Meadows – Visit to Show House

Since the suggested date of 15th December 2018 was considered to be too close to the Christmas break, it was agreed that alternative dates for a visit should be sought early in the New Year.

8. DATE OF NEXT MEETING:

7.30pm on Thursday 24th January 2019

There being no further business to discuss, the meeting closed at 08.50pm