



COXHEATH PARISH COUNCIL

CLERK: Irene Bowie

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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 7th
March 2019

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

In Attendance: T Ketley (Clerk); I Bowie (Clerk Designate).

Members of the public: One member of the public

1. **APOLOGIES FOR ABSENCE:**

Apologies received from Cllrs C Parker; V Page; J Wilson

2. **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.

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

A member of the public made representations to the Committee regarding item 5b.

4. **MINUTES OF THE PREVIOUS MEETING – 14th February 2019:**

These were confirmed as a true record

5. **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 developments since the last Parish Council Planning Committee meeting, the new medical Centre might not be completed for a further two years. No further updates were available

b. 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.

Cllr Webb reported that he had written to the Planning Officer and requested that all matters pertaining to the outstanding conditions from the outline planning application will be reported back to Committee. Cllr Webb agreed to discuss and write to the Planning Officer with specific reference to condition 21. The Parish Council were led to believe that the road would be brought up to standard before works commenced. The PC to seek reassurance that condition 21 is returned to committee.

c. Linden Meadows . Parish Council Visit to Show House - Update

d. 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. The Clerk confirmed that he had emailed again.

6. NEW PLANNING APPLICATIONS FOR DISCUSSION:

a) 19/500583/FULL Broken Tree. Forstal Lane

Part retrospective and part proposed application for the material change of use of land to allow the stationing of two residential caravans and the storage of one touring caravan for use by a traveller family unit together with associated access, parking facilities, hardstandings, cesspit and landscaping (retrospective elements being the use of land for siting two residential caravans, the installation of an access and cesspit with proposed elements being revised siting of mobile homes and provision of new associated hard-standings and reduced access and parking areas).

After discussion it was agreed that a letter would be sent expressing no objection but asking for conditions to be applied stipulating that: (i) The Touring Caravan should not be occupied; (ii) No further caravans are to be located on the site.

b) 19/500456/FULL Corylus Cottage 165 Heath Road Demolition of existing single storey extension and erection of a part two storey and part single storey rear extension, single storey side extension and wooden structure framework to the front as a feature. (Resubmission to 18/502887/FULL)

After discussion it was agreed that the Parish Council would recommend refusal as the resubmission application had not made substantive changes to the previous application, which was refused. Further the PC would request that, if the Planning Officer were minded to approve the application, that it should be referred to the MBC Planning Committee.

7. CORRESPONDENCE / REPORTS:

Maidstone Local Plan Review – Call for Sites
Coxheath Parish council will not nominate any sites.
CiL Workshop PowerPoint Slides from 20th February 2019
Linden Meadows – Visit to Show House
All correspondence was noted

8. DATE OF NEXT MEETING: 7.30pm on Thursday 28th March 2019

Irene Bowie
Clerk (Designate) to Coxheath Parish Council