



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 7.50pm on
Thursday 29th March 2018**

Present: Cllrs R Divall; R Webb; K Woollven.

In Attendance: T Ketley (Parish Clerk).

Apologies: Cllrs C Parker; Mrs V Page.

Members of the public: None

In the current absence of a full time Chairman, it was agreed that Committee members would be appointed to chair meetings, on a meeting by meeting basis for the time being. Cllr R Divall was duly appointed to the chair for this meeting.

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 – 25th JANUARY 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.

- c. 17/505609/FULL – Orchard View, Well Street, Loose
Erection of a proposed toilet/shower/reception building and bin/store/recycling area. Maidstone Borough Council had approved the application, subject to nine conditions and two informatives, on 9th February 2018.
- d. 17/506018/FULL – 19 Duke of York Way, Coxheath
Erection of a single-storey rear extension.
Maidstone Borough Council had approved the application, subject to four conditions, on 26th January 2018.
- e. 17/506156/FULL – 6 Stockett Lane, Coxheath
Erection of a porch to the front elevation and a part single-storey, part two-storey rear and side extension.
Maidstone Borough Council had refused the application on 13th March 2018, on the grounds that the proposed extension would result in an overbearing impact and a significant loss of residential amenity to the occupiers of the neighbouring property.
- f. 17/506541/KAAL – The Victoria Inn, Heath Road, East Farleigh
Construction of five new Local Needs Homes', including access, garages and a new landscape scheme.
Having discussed the application at the Parish Council Planning Committee meeting on 25th January 2018, it had been decided not to raise any objection from a neighbouring parish perspective. East Farleigh Parish Council had recommended approval with a proviso that there was a local needs housing protection condition in perpetuity. It was understood that no decision had yet been made pending the negotiation of a Section 106 agreement.
- g. 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. The reasons for the suggested refusal had been supported by East Farleigh Parish Council but the application remained to be determined. There had been no major objections from Kent Highways, Kent County Council Public Rights of Way and Mid Kent Environmental Health.
- h. 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 Maidstone Borough Council had not consulted Coxheath Parish Council directly, this application had been discussed at some length at the full Parish Council meeting on 27th February 2018. In summary, the Parish Council had registered its preference to proceed with the earlier alternative site at Clockhouse Farm but had said that if the Borough Council was minded to approve this application, then it was imperative that a number of stringent conditions were applied.

5. NEW PLANNING APPLICATIONS FOR DISCUSSION

- a. 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.

Although there were no objections to the suggested amendments to the materials for certain dwellings, the proposals relating to Condition 20 required further clarification. The Parish Council supported the retention of the hedgerow, as indicated in previous correspondence, but, on reflection, felt that the proposals for a footway and crossing point to the east of the entrance did not seem to make sense, since it would not connect to any meaningful existing footway. A footway to the west, however, made more sense since pedestrians exiting the site would inevitably walk towards the village centre rather than away from it.

- b. 18/501276/FULL – 8 Bramley Gardens, Coxheath
Erection of a part two-storey, part first floor rear extension and a single-storey porch to the front.
In the absence of any controversial elements to the Plans, it was agreed that the application should be recommended for approval.
- c. 18/501240/NMAMD – Linden Farm, Stockett Lane, East Farleigh
Non material amendment being the adjustment of the positions of some properties to sit more comfortably within the street scene and the addition and removal of some of the windows due to internal re-plans (pursuant to 17/502414/REM)
The content of the application was duly noted.

6. NEIGHBOURHOOD PLAN FOR COXHEATH

It was noted that there had been no significant developments since the last meeting and the subject continued to remain in abeyance.

7. CORRESPONDENCE/REPORTS:

Linden Farm MUGA

It was noted that following the February Parish Council meeting, the Clerk had advised Mark Byatt of Chartway Group regarding the Parish Council's preferences on the Multi Use Games Area. He was now working on costed proposals and would contact the Council regarding a meeting in due course.

Kent Minerals and Waste Planning Policy

It was noted that the Clerk had investigated the background to the latest consultation and established that none of the seven identified sites had any impact on Coxheath. The nearest site was situated in Lenham.

Appeal 17/502297 – The Barn, Linden Farm

The deadline for appeal submissions to the Planning Inspectorate was 8th March 2018. Since the Parish Council had nothing to add to its original comments in support of the application, and taking into account that existing comments were automatically forward to the Inspectorate, it was noted that no further action had been taken.

Staplehurst Parish Council Meeting – Gypsy and Traveller Sites

Cllr R Webb reported that he and Cllr G Down had attended a meeting called by Staplehurst Parish Council on 15th March 2018. There had been a thorough discussion, where those present were in general agreement that Maidstone Borough Council planning and enforcement officers seemed reluctant to confront the issues. The next step was likely to be a multi-faceted Freedom of Information request to indicate how many sites had been approved and how many were allowed.

Consultation on NPPF and Developer Contributions

It was noted that the Ministry of Housing, Communities and Local Government had launched a major overhaul of the National Planning Policy Framework and Developer Contributions. The public consultation lasted until 10th May 2018. The Clerk would scan relevant documents to determine whether it was worthwhile for the Parish Council to respond but it was noted that the Kent Association of Local Councils proposed to send a composite reply.

8. **DATE OF NEXT MEETING:** **7.30pm on Thursday 19th April 2018**

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