



Coxheath Parish Council Planning Committee Meeting

Minutes of the meeting held on Thursday 14th October 2021 at 7:00 pm in the Village Hall Committee Room

Present: Parish Cllrs: R Divall (Chairman); G Crickett; V Page; R Webb; K Woollven

In Attendance: I Bowie Clerk and one member of the public

PRIOR TO THE START OF THE MAIN MEETING:

Representations from the public *will be taken for a period up to fifteen minutes before the opening of the formal meeting. Individuals may speak for up to three minutes, on agenda items, at the discretion of the Chairman. The minute book will be closed.*

Representations were made regarding the Regulation 19 Consultation and the lack of consultation with the community regarding the changes from the Regulation 18 Consultation. It was noted that Coxheath has been designated as a Rural Service Centre and not as a Larger Village.

1. Apologies and absences:

Members who cannot attend a meeting shall tender their apologies to the Parish Clerk prior to the meetings, under Section 85(1) of the Local Government Act 1972, the members present must decide whether the reason(s) for a member's absence shall be accepted. Apologies were received from Cllr Carpenter

2. To Receive Declarations of Interest and Dispensations:

To receive Declarations of Interest in respect of matters contained in this agenda, in accordance with the provisions of the Localism Act 2011 in respect of members and in accordance with the provisions of the Local Government Act 1972 in respect of officers. To consider any Dispensation requests received by the Parish Clerk and not previously considered. There were none

3. Consideration of items to be taken in private (Exclusion of Public and Press): In accordance with Section 1(2) of the Public Bodies (Admission to meetings) Act 1960, the public and press be excluded from the meeting by the reason of its confidential nature: There were none

4. Minutes of the Planning Committee Meeting 16th September 2021:

It was RESOLVED that the minutes were confirmed as a correct record and signed by the Chairman

5. Matters Arising from the Minutes: There none.

6 To table planning applications received for consideration:

21/505062/ADV	Tesco Express 118 Heath Road Coxheath Maidstone Kent ME17 4PN	Advertisement consent for the installation of 2no. non illuminated fascia signs, 1no. internally illuminated fascia sign, 5no. non illuminated dibond panels and 1no. double sided externally illuminated totem pole.	No Objection
21/504954/FULL	Land At Linden Farm Barn Stockett Lane Coxheath Maidstone Kent ME17 4PS	Erection of 6 dwelling houses with associated landscaping and access.	No Objection. Concerns re off site flooding. Garages not to be converted to dwellings or businesses.
21/504830/FULL	Broken Tree Forstal Lane Coxheath Kent ME17 4QF	Construction of timber storage shed to accommodate domestic and garden items and household laundry equipment.	No Objection
21/504915/FUL	4 Huntington Road Coxheath Maidstone Kent ME17 4EA	Insertion of drop kerb.	No Objection

7. To table decisions by the Planning Authority:

21/503378/FULL	Phoenix House 5 Elmfield Court Heath Road Coxheath Maidstone Kent ME17 4PR	Application for Variation of Condition ii (with amendment to Sunday opening hours) pursuant to application 84/0281 for - Change of use to shop for the sale of hot food.	Application Permitted
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8. To table late planning applications received for consideration: It was RESOLVED that the Planning Committee would not have a pre application meeting with a developer re Land to the North of Forstal Lane.

9. Local Plan Update: It was AGREED that a letter would be sent to MBC to express concern the significant changes made to the Local Plan for Regulation 19 consultation that were not included and therefore Coxheath was not consulted on in Regulation 18.

Dates of Future Meetings: 11th November, 9th December

Chairman : *Rodney Divall*

Date: 11th November 2021