



COXHEATH PARISH COUNCIL

CLERK: T M Ketley

60 Stockett Lane,
Coxheath, Maidstone,
Kent ME17 4PY

Telephone : (01622) 745332

E – Mail: terryketley@btinternet.com

Website: www.coxheath.net

MINUTES of the PLANNING COMMITTEE MEETING

held in the Parish Office, Coxheath Village Hall, Stockett Lane, Coxheath at 7.30pm on Thursday 22nd November 2018

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

In Attendance: T Ketley (Parish Clerk).

Apologies: None.

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 – 25th OCTOBER 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 substantive 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 some reserved matters under Application 18/505417/REM, which would be discussed later in the meeting. However, it was also noted that an increasing number of objections from residents had appeared on the Maidstone Borough Council planning portal but, unfortunately, many of the comments seemed to overlook the fact that outline permission had already been granted.

- 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 decided that Section 106 funds would be used to purchase a vehicle, which would be used by the Maidstone Outreach Programme to ferry vulnerable residents to and from their appointments.
- 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.
Further variations of conditions affecting the footways, crossing points and hedge heights had been submitted. Although there were no major objections to the proposals, concerns had been expressed at the suggestion of hedge heights being reduced to 600mm. The matter had been taken up with the Planning Officer (Richard Timms).
- e. 18/504486/FULL – Blossom Lodge, Stockett Lane, East Farleigh
Siting of seven mobile homes for families with Gypsy status.
Maidstone Borough Council had refused the application on two grounds – the fact that it had not been demonstrated the occupants were gypsies and travellers and the fact that further eastward extension would be harmful to the character and setting of the landscape characteristics of the countryside – on 14th November 2018.
- f. 18/504595/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.
Maidstone Borough Council had refused the application on the grounds that it would be harmful to the character and appearance of the existing dwelling and the existing street scene, on 29th October 2018.
- g. 18/505336/FULL – 1 South Crescent, Coxheath
Erection of a new porch to the front of the property.
The application had been recommended for approval at the Parish Council Planning Committee meeting held on 25th October 2018.

5. NEW PLANNING APPLICATIONS FOR DISCUSSION

- a. 18/504763/FULL – 4 Chaffinch Drive, Coxheath
Erection of a detached wooden summer house (retrospective).
On examination of the drawings and photographs relating to the application, it was felt that there were no planning grounds for objecting to the situation.
- 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.
It was noted that in view of the detailed nature of the paperwork and the high degree

of public interest, the Clerk had sought and received an extension to the response period until 10th/11th December 2018. There were a number of concerns including the apparent absence of a Section 278 agreement with Kent County Council Highways; the locations of affordable housing; the continued plan for 210 dwellings when the Local Plan stated up to 195; the fact that parking provision included garages that would be rarely used to house vehicles; the inadequate buffer between the site and existing properties in Wilberforce Road and Springett Way; the absence of the promised covenant preventing the overnight parking of commercial vehicles; and health and safety concerns over the overflow pond in the area of public green open space. In the circumstances, it was agreed that the Clerk would produce a draft response for consideration at the Planning Committee meeting to be held on 6th December 2018.

- c. 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.
In the absence of any controversial elements to the consent, it was agreed that the application should be recommended for approval.

6. CORRESPONDENCE/REPORTS:

Linden Farm MUGA

It was noted that the Clerk had sought a further breakdown and clarification of the declared cost of £110,000 and had requested a site visit to a similar facility in Leybourne.

Forstal Lane Development – Meeting with Chartway Construction

In view of the discussion held at Item 5b, it was agreed that a separate Parish Council record of the meeting held with Chartway Construction, on 14th August 2018, had been overtaken by events and was no longer necessary.

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

It was noted that Maidstone Borough Council had apparently rejected the suggestion of 'Bowie Walk'. The matter would be discussed again at the November Parish Council meeting.

Londis Section 106 Agreement

The suggested wording of a letter to be sent to James Bailey at Maidstone Borough Council was tabled and agreed.

7. DATE OF NEXT MEETING: 7.30pm on Thursday 6th December 2018

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