



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 25th January 2018**

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

In Attendance: T Ketley (Parish Clerk).

Apologies: None

Members of the public: 2

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:**

Mr and Mrs Whibley made representations in respect of Planning Application 17/505609, following the Parish Council's response to Maidstone Borough Council that they were unable to make a recommendation based on the original paperwork.

3. **MINUTES OF THE PREVIOUS MEETING – 11th 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. It was agreed, however, that this item should remain on the Committee's agenda to ensure that the detailed application followed the correct process.
- 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).

The Committee expressed concern that correspondence on likely Section 106 allocations was the subject of e-mail correspondence between Borough Councillors and officers, without any direct reference to the Parish Council.

- c. 17/504314/OUT – Land to the rear of 161 Heath Road, Coxheath
Outline application (with all matters reserved) for the erection of ten dwellings (fronting Aspian Drive), comprising two detached and four pairs of semi-detached homes of two-storey design, with associated access, parking and landscaping (resubmission of 16/507895/OUT).
Maidstone Borough Council had refused the application on 12th January 2018.
- d. 17/505609/FULL – Orchard View, Well Street, Loose
Erection of a proposed toilet/shower/reception building and bin/store/recycling area. In the light of further information furnished by the applicants – in particular the fact that the small caravan park on the land in question, would be controlled and licenced by the Caravan and Motorhome Club – it was agreed that the Parish Council would now recommend approval of the application.
- e. 17/506018/FULL – 19 Duke of York Way, Coxheath
Erection of a single-storey rear extension.
The application had been recommended for approval at the Parish Council Planning Committee meeting held on 7th December 2017.
- f. 17/508156/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.
The application had been recommended for approval at the Parish Council Planning Committee meeting held on 11th January 2018.

5. NEW PLANNING APPLICATIONS FOR DISCUSSION

- a. 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.
Although this application related to a neighbouring village, part of the justification for the application was a Local Needs housing survey conducted in 2014. It was felt that, subject to consultation with East Farleigh Parish Council, the overall view was that no objection should be raised.
- b. 18/500098/PNEXT – 29 Heathside Avenue, Coxheath
Prior notification for a proposed single-storey rear extension, which extended 5 metres beyond the rear wall of the original dwelling, had a maximum height of 3.5 metres from the natural ground level and had a height of 2.4 metres at the eaves from the natural ground level.
In view of the fact that this application would fall within the parameters of permitted development rights, the details were duly noted.
- c. 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).
Reservations were expressed as to whether such a building was needed along with concerns over its potential future use. Thirty five parking spaces seemed excessive, particularly in view of local intelligence suggesting there were relatively few children

living on the site. This was considered to be overdevelopment of the countryside and contrary to Policies of GT1 – 4 OF THE Maidstone Local Plan. In the circumstances, it was agreed that, after consultation with East Farleigh Parish Council, Coxheath Parish Council would recommend refusal of the application.

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:

Possible New Medical Centre

It was noted that there had been no further developments since the last meeting other than mounting local concerns.

Linden Farm MUGA

It was noted that a meeting with Westerhill Homes had still not been confirmed because the company wished to put together a more comprehensive proposal for the construction of a MUGA. It would be necessary to clarify likely progress towards completion so that the interim donation from Crest Nicholson could be secured.

Possible New Development Site – Request for Meeting

It was still the intention that a representative from Building Design Studio would make a brief presentation during the 'general public' session immediately before the January Parish Council meeting.

Heathside – Storage Container

Cllr C Parker requested that the conditions attached to the siting of a temporary container next to the main building of Heathside should be checked to ensure compliance.

8. DATE OF NEXT MEETING: **7.30pm on Thursday 15th February 2018**

There being no further business to discuss, the meeting closed at 08.30pm