



Coxheath Parish Council

MINUTES of the PLANNING COMMITTEE MEETING held in the Parish Council Office, Coxheath Village Hall 6.30 pm 24th September 2024

Present: Cllrs G Crickett opened the meeting, N Gardner Elected as Chairman, K Laponder.
Also Present : I Bowie (Clerk).

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.* There were no members of the public present.

1. **To Elect a Chairman:** It was RESOLVED to elect Councillor Gardner as the Chairman of the Planning Committee.
2. **To Review the Terms of Reference:** It was RESOLVED. With one amendment. To adopt the Terms of Reference.
3. **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 Councillor Carpenter.
4. **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 no declarations.
5. **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 reason of its confidential nature.**
There were no items to be taken in private.
6. **Minutes of the Planning Committee Meeting on the 25th of June 2024.**
It was RESOLVED that the minutes of the Parish Council Meeting held on July 25, 2024, were taken as read, confirmed as a correct record, and signed by the Chairman.
7. **Clerk and Councillors Reports:** Councillor Laponder reported on the issues residents of Mill Lane were having with HGV vehicles. It was AGREED that this would be referred to the Parish Council Traffic and Community Safety Working Group.

It was AGREED that the Clerk would circulate a draft Pre-Application Meeting with Developers Policy for consideration at the next meeting.

8. **Planning Applications:**
 - 8.1 **To table planning applications for consideration:**
 - 8.1.1 24/503436/FULL 28 Gresham Road Coxheath Maidstone Kent ME17 4EY
Proposed loft conversion with a rear dormer and rooflights.
CPC No Objection
 - 8.1.2 24/503567/FULL 64 Huntington Road Coxheath Kent ME17 4DY
Erection of single storey rear extension.#CPC No Objection
 - 8.2 **To table planning applications dealt with since the last meeting.** There were none.
 - 8.3 **To table decisions by Maidstone Borough Council (MBC) since the last meeting.**

- 8.3.1 24/502380/FULL Plot 5 Forstal Farm Barn Forstal Lane Coxheath Kent ME15 0QE
Retrospective planning application for 1(no) static Caravan, 1(no) touring caravan, 3(no) parking spaces for Gypsy and Traveller use.
Application Permitted
- 8.3.2 24/500468/FULL Land Rear Of Blossom Lodge Site 2 Stockett Lane East Farleigh Kent ME15 0QG
Change of use of existing caravan site to land for the siting of 10no. static caravan pitches for Gypsy and Traveller use and erection of a single storey facility block (Resubmission of 23/503783/FULL).
Application Permitted
- 8.3.3 24/502291/FULL 22 Hanover Road Coxheath Maidstone Kent ME17 4QQ
Erection of a rear single storey infill extension.
Application Permitted
- 8.3.4 24/502200/FULL 3 James Grieve Mews Coxheath Kent ME17 4FZ
Erection of a single storey rear extension.
Application Permitted
- 8.3.5 24/502017/FULL 1 Orchard Close Coxheath Maidstone Kent ME17 4HE
Replacement of conservatory with rear extension, construction of porch and replacement boundary wall (Retrospective).
Application Permitted

9. To table late planning applications and other planning matters received for consideration: There were no other matters for consideration.

10. To discuss the Public Presentation Day for Beacon Park - Site LPRSA312 MBC Local Plan Review.

It was AGREED:

1. That members of the Planning Committee would review any outline of full applications submitted to MBC.
2. The Planning Committee would organise a public meeting if/when an application was submitted to MBC.
3. The Clerk would contact MBC to discuss potential Section 106/CIL (Community Infrastructure Levy) implications for Coxheath

11. To receive correspondence: Coxheath Primary School - Community Information Event on Tuesday 1st October was noted.

12. Agenda items for the next meeting:
Pre-application meetings with Developers Policy

These minutes are not a verbatim record of the meeting but a record of resolutions made.

There being no further business to be transacted, the Chairman closed the meeting at 7:10 pm.

Signed on behalf of the Planning Committee.

Signature:

Date:

Chairman: Neil Gardner