



Coxheath Parish Council
Planning Committee Meeting
MINUTES of the PLANNING COMMITTEE MEETING
held in the Parish Council Office, Coxheath Village Hall
6.00 pm on the 26th November 2024

Present: Councillors N Gardner Chairman, D Carpenter, Gavin Crickett, K Laponder.
Also Present : I Bowie (Clerk). A member of the public.

PRIOR TO THE START OF THE MAIN MEETING:

Representations from the public *will be taken for a period of 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.*

1. Apologies and absences, Declarations and Dispensations.

- 1.1 Apologies for absence received and confirmed by the Council Members who cannot attend a meeting shall tender their apologies to the Parish Clerk prior to the meetings, under Section 75(1) of the Local Government Act 1972, the members present must decide whether the reason(s) for a member's absence shall be accepted. There were none.
- 1.2 Declaration of Changes to the Register of Interests. There were none
- 1.3 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.
Councillor Gardner declared that he had commented, as a member of the public, on agenda item 5.1.1.
- 1.4 Requests for Dispensations. There were none.
- 1.5 Declarations of Lobbying. There were none.

2. 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 matters to be considered.

3. Minutes of the Planning Committee Meeting on the 29th of October 2024.

It was RESOLVED that the minutes of the Planning Committee Meeting held on the 29th of October were taken as read, confirmed as a correct record and signed by the Chairman.

4. Clerk and Councillors Reports: There were no reports.

5. Planning Applications:

5.1 To table planning applications for consideration:

5.1.1 24/504496/FULL Beacon Park, Land To The North Of Heath Road Coxheath Kent ME17 4NU

Erection of 85 homes comprising new Open-Market houses including 34 new affordable homes according to a mix of 27 x two bed, 32 x three bed, 16 x four bed dwellinghouses (all two storeys in height), with two blocks of flats comprising 10 x one bed units (three storeys in height). The proposal includes the provision of a 1.78Ha Local Nature Reserve, 0.55Ha Public Open Space and associated works to include newly formed vehicular & pedestrian access on Heath Road, new internal roads, a new 'Greenway' allowing for a cycle/pedestrian link connecting to Public Right of Way (PROW) KM67, KM64 & KM65, installation of public realm works (including public art, pedestrian connections & landscaping), a Sustainable Urban Drainage Scheme (comprising ponds), cycle stores, and bin stores (Off-site works to include the upgrading of a pedestrian zebra crossing on Heath Road to a pelican crossing and relocation of west-bound and east-bound bus stops on Heath Road).

RESOLVED: 1. The Parish Council would object to the application

2. The advice of a Planning Consultant would be sought.

- 5.1.2 **24/504788/FULL 22 Pembroke Road Coxheath Kent ME17 4QJ**
Erection of a single storey rear extension.
RESOLVED: No Objection.
- 5.1.3 **24/504716/FULL Plot 6 Forstal Farm Barn Forstal Lane Coxheath Kent**
Change of Use to tyre change and wheel balancing unit.
RESOLVED: Objection.
- 5.1.4 **24/504633/FULL 116 Heath Road Coxheath Kent ME17 4PN**
Application for the change of use from funeral home (Class E) to hot food takeaway (sui generis). Installation of kitchen extractor outlet.
RESOLVED: No Objection.
- 5.1.5 **24/504468/LAWPRO 3 Heathside Avenue Coxheath Kent ME17 4PZ**
Lawful Development Certificate for proposed loft conversion with a hip to gable extension
2no. rooflights to front and rear flat roof dormer. Changes to fenestration.
RESOLVED: No Objection.
- 5.1.6 **24/504474/FULL 2 & 3 Heathside Avenue Coxheath Kent ME17 4PZ**
Erection of single storey front extension to create new porches
RESOLVED: No Objection.
- 5.1.7 **24/504494/FULL 4 Mill Lane Coxheath Kent ME17 4HF**
Part demolition of existing garage and replace existing roof with a pitched roof. Erection of a part one/ part two storey pitched roof front extension and erection of a single pitched roof side and rear extension.
RESOLVED: No Objection.
- 5.2 To table planning applications dealt with since the last meeting.** There were none.
- 5.3 To table decisions by Maidstone Borough Council (MBC) since the last meeting.**
- 5.3.1 24/503436/LAWPRO 28 Gresham Road Coxheath Maidstone Kent ME17 4EY
Lawful Development Certificate for loft conversion with a rear dormer and roof lights.
Application Permitted
- 5.3.2 24/503567/FULL 64 Huntington Road Coxheath Kent ME17 4DY
Erection of single-storey rear extension.
Application Permitted

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

7. To receive correspondence:

- 7.1 Maidstone KALC's draft response to the Gypsy and Travelling Show people Consultation.

There being no further business to be transacted, the Chairman closed the meeting at 6:45 pm.

Signed :

Date:

Chairman : Please Print Name