



Coxheath Parish Council  
Planning Committee Meeting  
AGENDA

Members are hereby summoned, and notice is given that the next meeting of the Coxheath Parish Council Planning Committee will be held on **Tuesday 26<sup>th</sup> November 2024 at 6 pm** in the Parish Council Office in the Village Hall.

*Irene Bowie*

Clerk to Coxheath Parish Council

19<sup>th</sup> November 2024

[clerk@coxheathparishcouncil.org.uk](mailto:clerk@coxheathparishcouncil.org.uk)

**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.

**AGENDA**

- 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.
  - 1.2 Declaration of Changes to the Register of Interests.
  - 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.
  - 1.4 Requests for Dispensations.
  - 1.5 Declarations of Lobbying.
- 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.**
- 3. Minutes of the Planning Committee Meeting on the 26<sup>th</sup> October 2024.**

To consider the minutes and if in order sign as a true record.
- 4. Clerk and Councillors 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).

<https://pa.midkent.gov.uk/online->

[applications/applicationDetails.do?activeTab=documents&keyVal=SLUWE9TY1BC00](https://pa.midkent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SLUWE9TY1BC00)

- 5.1.2 **24/504788/FULL 22 Pembroke Road Coxheath Kent ME17 4QJ**  
Erection of a single storey rear extension.  
<https://pa.midkent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SMXKXITYHCB00>
- 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.  
<https://pa.midkent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SMKY3FTY1BA00>
- 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.  
<https://pa.midkent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SMA7AXTYHJ00>
- 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.  
<https://pa.midkent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SLSUAWTYN1X00>
- 5.1.6 **24/504474/FULL 2 & 3 Heathside Avenue Coxheath Kent ME17 4PZ**  
Erection of single storey front extension to create new porches  
<https://pa.midkent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SLT86ZTYI1900>
- 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.  
<https://pa.midkent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SLUUN2TYJZL00>

**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 rooflights.  
Application Permitted  
[https://pa.midkent.gov.uk/online-applications/files/B4EC9496312F10F96DEBB2E3D5BE09F9/pdf/24\\_503436\\_LAWPRO-Delegated\\_Report\\_MBC-6380633.pdf](https://pa.midkent.gov.uk/online-applications/files/B4EC9496312F10F96DEBB2E3D5BE09F9/pdf/24_503436_LAWPRO-Delegated_Report_MBC-6380633.pdf)
- 5.3.2 24/503567/FULL 64 Huntington Road Coxheath Kent ME17 4DY  
Erection of single storey rear extension.  
Application Permitted  
[https://pa.midkent.gov.uk/online-applications/files/347CE64803CEEEEB72DA05FC2814CF7E/pdf/24\\_503567\\_FULL-Granted\\_Permitted-6366587.pdf](https://pa.midkent.gov.uk/online-applications/files/347CE64803CEEEEB72DA05FC2814CF7E/pdf/24_503567_FULL-Granted_Permitted-6366587.pdf)

**6. To table late planning applications and other planning matters received for consideration:**

**7. To receive correspondence:**

#### Notes on declarations of interest

Any Member arriving after the start of the meeting is asked to declare pecuniary interests, as necessary, as soon as practicable after their arrival, even if the item in question has been considered.

National rules about pecuniary interests are set out in Chapter 7 of the Localism Act 2011 and in secondary Legislation made under the Act, in particular The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012