



# 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 24<sup>th</sup> January 2019**

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

In Attendance: T Ketley (Parish Clerk), Mrs I Bowie (Parish Clerk designate).

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 – 6<sup>th</sup> DECEMBER 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 10<sup>th</sup> 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. An application for the approval of reserved matters had now been received and was considered under Agenda Item 6a. In the circumstances, the original application would be removed from future agendas.

b. 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 31<sup>st</sup> October 2018. It had been agreed that funds would be made available from the Section 106 agreement to purchase a vehicle for the Maidstone Outreach Service to provide transport facilities for those patients, who needed to attend appointments at the new centre but did not have means of their own to travel there. There had been no apparent developments since the last Parish Council Planning Committee meeting.

- c. 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.  
Following exchanges of e-mail with the Planning Officer over the Christmas/New Year break, it was apparent that on advice from the highways authority, Maidstone Borough Council were minded to agree to the reduction in the height of the existing hedge. Following further discussion between the Chairman and the Clerk, it was agreed that there was no point in raising further objections, although it was noted that a second hedge would be planted behind the existing hedgerow.
- d. 18/504763/FULL – 4 Chaffinch Drive, Coxheath  
Erection of a detached wooden summer house (retrospective).  
Maidstone Borough Council had approved the application, subject to two conditions, on 14<sup>th</sup> December 2018.
- e. 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.  
Maidstone Borough Council had approved the application, subject to four conditions, on 4<sup>th</sup> January 2018.
- f. 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.  
Following the discussion at the Coxheath Parish Council Planning Committee meeting held on 6<sup>th</sup> December 2018, a detailed response had been submitted to the Planning Officer (Marion Geary) on 7<sup>th</sup> December 2018. It had very recently come to the attention of the Parish Council that this subject would be on the agenda of the Maidstone Borough Council meeting on 31<sup>st</sup> January 2019. It was agreed, therefore, that Cllr R Webb should address the meeting on behalf of the Parish Council, when he would stress concerns over the apparent lack of the Section 278 agreement with Kent County Council Highways, the housing density, the location of 'affordable housing', the need for a substantial buffer between the development and the existing community and continuing reservations over parking/access.

## **5. NEW PLANNING APPLICATIONS FOR DISCUSSION**

- a. 18/506357/FULL – 42 Huntington Road, Coxheath  
Erection of a first-floor side extension and single-storey rear extension with a patio area.  
In the absence of any controversial elements to the plans, it was agreed that the application should be recommended for approval.
- b. 18/506425/REM – Land North of Heath Road, Coxheath (known as Older's Field)  
Approval of Reserved Matters (Access, Appearance, Layout, Scale being sought), pursuant to Outline Application 13/1979 for the erection of 55 residential dwellings.

In general, the Planning Committee felt that the proposals were reasonable with no major diversions from the original outline application. Southern Water were happy with the plans for the disposal of surface water; parking seemed more than adequate; dwellings were interspersed with soft landscaping and the housing was set back from the Heath Road. It was noted that East Farleigh Parish Council proposed to apply for some Section 106 funds to be used towards traffic calming in Dean Street. It was agreed, therefore, that Coxheath Parish Council would raise no objection to the proposals.

- c. 18/506584/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 (revision to 18/504595/FULL).  
Since this application represented a more modest expansion of the existing property, it was agreed that it should be recommended for approval.
- d. 18/506676/FULL – 42 Wilberforce Road, Coxheath  
Demolition of an existing garage and conservatory and the erection of single-storey rear/side extension. Demolition of the existing porch and erection of a new front porch.  
In the absence of any controversial elements to the plans, it was agreed that the application should be recommended for approval.

**6. PLANNING APPLICATIONS FOR RATIFICATION**

- a. 18/505847/FULL – 12 Stockett Lane, Coxheath  
Demolition of the existing conservatory and erection of a two-storey rear extension and a single-storey side extension, forming a porch.  
Following informal discussions since the last Parish Council Planning Committee meeting, it was agreed that the decision not to raise any objection to the application, should be ratified.

**7. CORRESPONDENCE/REPORTS:**

Linden Farm MUGA

It was noted that a response was still awaited from Chartway Construction, although it was understood that the main contact had been absent from work for a protracted period due to ill health

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

Since little progress had been made in finding a mutually acceptable street name, it was felt that the default position would be to nominate the new development as 161a, 161b, 163a and 163b Heath Road.

Linden Meadows – Visit to Show House

Arrangements for a Parish Council visit were still outstanding.

Planning Enforcement Appeal – Land Opposite 36 Forstal Lane (known as Broken Tree)

It was reported that the informal appeal hearing was held on 16<sup>th</sup> January 2019. The Clerk had discussed the matter with the Chairman of the Planning Committee and it had been agreed that it was unnecessary to send a representative to the hearing since the Parish Council had already submitted their views in writing and shared the same objections as the Borough Council.

**8. DATE OF NEXT MEETING: 7.30pm on Thursday 14<sup>th</sup> February 2019**

There being no further business to discuss, the meeting closed at 08.55pm.