



**Coxheath Parish Council  
Planning Committee Meeting**

**MINUTES of the PLANNING COMMITTEE MEETING  
held in the Parish Council Office, Coxheath Village Hall  
6.30 pm 25<sup>th</sup> February 2025**

**Present:** Councillors N Gardner Chairman, D Carpenter, G 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 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 was closed.*

A member of the public spoke regarding planning applications 5.1.1 and 5.1.3

**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.

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. There were none

1.4 Requests for Dispensations. There were none.

1.5 Declarations of Lobbying. All Councillors were lobbied on agenda items 5.1.1 and 5.1.3

**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 confidential matters.

**3. Minutes of the Planning Committee Meeting on the 26<sup>th</sup> November 2024.**

It was RESOLVED that the minutes of the Planning Committee Meeting held on the 26<sup>th</sup> of November 2024 were taken as read, confirmed as a correct record and signed by the Chairman.

**4. Clerk and Councillors Reports:**

Councillor Crickett reported that he had represented the Parish Council at a recent MBC Planning Committee Meeting on the 13<sup>th</sup> of February 2025 regarding the following application>

4.1.1 24/50476/FULL Plot6 Forstal Farm. Parish Council Objection . MBC Planning Committee Approved the application.

4.1 24/50476/FULL Plot6 Forstal Farm.  
Parish Council Objection . MBC Planning Committee Approved the application with conditions.

4.2 24/501418/FULL 8 Orchard Place Coxheath  
Parish Council Objection. MBC Planning Committee Approved the applications with conditions.

**5. Planning Applications:**

**5.1 To table planning applications for consideration:**

5.1.1 25/500075/FULL Tourist Caravan Pitches Site Forstal Farm Barn Stockett Lane Coxheath Kent ME15 6HA  
Change of use of 16(no) touring caravan pitches for tourism use to 16(no) touring caravan pitches for Gypsy and Traveller residential use (part retrospective).  
CPC Objection and request to be referred to MBC Planning Committee if the case officer is minded to approve the application.

5.1.2 25/500450/FULL 24 St Lawrence Crescent Coxheath Kent ME17 4FS  
Erection of a single storey side extension, a new detached garage and relocation of stone panel boundary wall.  
No Objection but raise concerns regarding the loss of a parking place.

- 5.1.3 25/500084/FULL Plot 7 Forstal Farm Barn Forstal Lane Coxheath Kent ME15 0QG  
Retrospective application for siting of 1no. static unit, 1no. touring caravan space and 2no. parking spaces for Gypsy/Traveller use.  
CPC Objection and request to be referred to MBC Planning Committee if the case officer is minded to approve the application.

**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 24/504788/FULL 22 Pembroke Road Coxheath Kent ME17 4QJ  
Erection of a single storey rear extension.  
Application Permitted
- 5.3.2 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.  
Application Permitted
- 5.3.3 24/504140/ADV Forstal Farm Well Street Loose Kent ME15 0QE  
Advertisement consent for 2x non-illuminated standing hoarding signs.  
Application Permitted
- 5.3.4 24/503669/SUB Plot 5 Forstal Farm Barn Forstal Lane Coxheath Kent ME15 0QE  
Submission of details pursuant to condition 7(a) Site development scheme, (i) biodiversity enhancement, (ii) landscaping scheme, (iii) sewage disposal method, (iv) details of external lighting, (v) timetable of 24/502380/FULL.  
Split - Part Allowed/Part Refused
- 5.3.5 24/504974/COUNTY Coxheath County Primary School Stockett Lane Coxheath Kent ME17 4PS  
County Application: Erection of two storey teaching block, associated staff car park with access from Heath Road, reinstatement of pedestrian access from Coxheath Library, all-weather sports pitch and associated landscaping and infrastructure to facilitate 1FE expansion at school.  
Decision No Objections
- 5.3.6 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.  
Application Permitted
- 5.3.7 24/504474/FULL 2 & 3 Heathside Avenue Coxheath Kent ME17 4PZ  
Erection of single storey front extension to create new porches  
Application Permitted
- 5.3.8 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.  
Application Permitted
- 5.3.9 24/504351/FULL 59 Linden Road Coxheath Kent ME17 4RA  
Demolition of existing conservatory and erection of a single storey rear extension.  
Application Permitted
- 5.3.10 24/504311/FULL 19 John Day Close Coxheath Kent ME17 4GU  
Erection of a single storey rear/side extension.  
Application Permitted

All MBC Planning Decisions were noted.

- 6. To table late planning applications and other planning matters received for consideration:** There were no late planning matters.
- 7. To consider a public meeting regarding enforcement matters.** It was AGREED that the Clerk would liaise with MBC Planning Enforcement regarding a meeting.
- 8. To receive correspondence:** There was none.
- 9. Agenda items for the next meeting:** No matters were raised.

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

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: