



Coxheath Parish Council

Minutes of a Planning Committee Meeting held on Tuesday 28 April 2026 at 6.30pm in the Small Hall, Coxheath Village Hall

Present: Cllrs. H. Weaver (Chairman), D. Carpenter, N. Gardner, I. Laponder

In attendance: Louise Goldsmith (Parish Clerk), 1 member of the public

MINUTES

1. Administration

Fire Exits, Fire Meeting Point, Mobile Phones.

2. Apologies for Absence, Declarations and Dispensations

- a) Apologies for absence: **All present.**
- b) To receive Declarations of Interest in respect of matters contained in the agenda.
Disclosable Interests: Under the Localism Act 2011: **None received.**
Other Significant Interests: **None received.**
Other Interests: **None received.**
- c) Requests for Dispensations: **None received.**
- d) Declarations of Lobbying: **None received.**

3. Minutes of the last meeting

Resolved: That the minutes of the Planning Committee meeting held on the 31 March 2026 be approved and confirmed as a true and accurate record.

4. Open Session

No comments made.

5. Planning Applications for consideration:

5.1 26/501391/LAWPRO: 53 Amsbury Road, Coxheath, ME17 4DR

Lawful Development Certificate: (Proposed) for a loft conversion with rear dormer and 4 no. rooflights to front elevation.

Resolved: No objection.

5.2 26/500984/FULL: Clock House Farm, Heath Road Coxheath Kent ME17 4PB

Retrospective application for installation of a grass football pitch with associated lighting and netting.

Resolved: Object. We note that the cut off time is currently 10pm in the application. We suggest that this is changed to 9pm for all year round use. We believe that Coxheath as a parish falls into the E2 Rural Environment and that this should be reflected in the intensity and direction of the lighting. Local residents have complained to the Parish Council about the noise pollution after 9pm. It appears all enforcement action has been ignored despite resident's continued complaints.

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6. **Planning Applications considered between meetings:**
None considered.
7. **To table decisions made by Maidstone Borough Council (MBC) since the last meeting**
CPC recommendation in italics where appropriate. MBC decision in bold.
- 7.1 **26/500586/FULL: Amsbury House, Amsbury Road, Hunton**
Change of use of annexe to 1no. two bedroom dwelling including the erection of an infill single storey front extension and changes to fenestration.
Resolved: Support. Permitted.
- 7.2 **26/500514/FULL: 30 Gresham Road, Coxheath, ME17 4EY**
Erection of a part single storey part two storey side extension and single storey front extension including changes to fenestration.
Resolved: No objection. Permitted.
- 7.3 **26/500434/FULL: 54 Murdoch Chase, Coxheath, ME17 4AA**
A hip-to-gable loft conversion with insertion of 3no. front rooflights, rear dormer and side window, obscure-glazed and non-opening.
Resolved: No objection. Permitted.
8. **To table late planning applications and other planning matters received for consideration:**
None to consider.
- 9 **Other Planning Matters**
- 9.1 **Forstal Farm:**
Members noted that Ward Member Claire Kehily has offered to arrange a meeting with the neighbouring parishes to discuss the issue of HGVs travelling at unsociable hours and often at speed on Forstal Lane. As suggested by the Office for Traffic Commissioners MBC could make a case for the residents and complain on their behalf.
- 9.2 **Clockhouse Farm: Alleged breach of planning, lighting and football pitch**
It was noted that a retrospective planning application has been submitted.
- 9.3 **26/500057/ACCESS Land North of Forstal Lane and Broken Tree Fortal Lane, Coxheath**
The Enforcement Officer has confirmed that the gate has been lowered to 1m in height. This mean that the breach has been resolved and the enforcement case is now closed.
- 9.4 **26/501034/FULL: Coxheath Recreation Ground:**
Replacement of 2no. storage containers with a single storage container. It was noted that the application submitted by the Parish Council has now been validated. Cllr. Weaver advised that the Parish Council should receive a decision from MBC by the 12 June 2026.
10. **To receive any correspondence:**
- 10.1 **Planning Committee Reform: Draft Regulations and Guidance:**
It was noted that the Draft Regulations, under the Town and Country Planning (Discharge of Local Planning Authority Functions) (England) Regulations 2026, come into force on the 30 September 2026. There will be further consultation on the details. A national scheme of delegation for planning decisions will be adopted along with the removal of call-in or other triggers for referral to a Planning Committee. Local Authorities will need to decide what

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arrangements are put in place about how to consider what cases are referred to Planning Committees.

10.2 **KALC Mastering Planning Application Responses – 25 June**

It was noted that Cllr. Weaver will be attending this training course.

11. **Date of the next meeting:** Tuesday 26 May 2026 at 6.30pm.

With no further business to transact the meeting closed at 6.53pm

Signed:

Date:

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