



Coxheath Parish Council

Minutes of a Planning Committee Meeting held on Tuesday 30 June 2026 at 6.30pm in the Small Hall, Coxheath Village Hall

Present: Cllrs. R, Webb (Chairman), D. Carpenter, G, Batty, N. Gardner and H. Weaver

In attendance: Louise Goldsmith (Parish Clerk), 3 members of the public

MINUTES

01/26 Administration

Fire Exits, Fire Meeting Point, Mobile Phones.

02/26 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:
Cllr. Carpenter declared a pecuniary interest in planning proposal 26/500206.
Other Significant Interests: **None received.**
Other Interests: **None received.**
- c) Requests for Dispensations: **None received.**
- d) Declarations of Lobbying:
Cllr. Gardner explained that representing Weald Radio he has asked Guy Osborne, Land Director at Country Homes, for funding for the station.

03/26 Minutes of the last meeting

Resolved: That the minutes of the Planning Committee meeting held on the 26 May 2026 be approved and confirmed as a true and accurate record.

04/26 Open Session

A member of the public spoke in support of planning proposal 26/501968/FULL.

05/26 Planning Applications for consideration:

The Chairman proposed and it was resolved to take planning proposal 26/501968/FULL first.

26/501968/FULL: Linden Barn Stockett Lane East Farleigh Kent ME15 0QD

Change of use of existing annexe to 1no. residential dwelling, including erection of front porch, pergola to side, extension to loft conversion with 2no. dormers and 1no. rooflight, alterations ground floor fenestration, installation of an EV charging point, and associated landscaping.

Standing Orders were lowered twice to allow a member of the public to answer questions

Resolved: No objections

6.45pm Cllr. Carpenter declared a pecuniary interest and left the room. Two members of the public left the meeting.

Signed:

26/500206/FULL: Westerhill Barn, Westerhill Road, Coxheath, ME17 4BS

Change of use and conversion of an agricultural barn to a pair of semi detached dwellings, including erection of a two storey side extension and re-instatement of historic fabric, erection of a garage and store building and associated landscaping (revised scheme to 23/504389/PNQCLA).

Resolved: No objection. We would request that clarification is required on the postcode due to a clash of property naming with existing buildings.

Cllr. Carpenter returned to the room and meeting

26/502004/FULL: 9 Saturn Road Coxheath Kent ME17 4FX

Erection of a single storey side extension.

Resolved: No objection.

06/26 Planning Applications considered between meetings:

None considered.

07/26 To table decisions made by Maidstone Borough Council (MBC) since the last meeting

CPC recommendation in italics where appropriate. MBC decision in bold.

KCC/MA/0067/2026: Coxheath Primary School, Stockett Lane, Coxheath

Permanent retention of the Portakabin double classroom building.

Resolved: Support. No objections.

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. Permitted.*

08/26 To table late planning applications and other planning matters received for consideration:

None to consider.

09/26 Other Planning Matters

Forstal Farm:

Members noted that the Clerk is waiting for Ward Member Claire Kehily 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. Cllr. Weaver reminded Members that the licence for HGVs at this site is due for renewal in January 2027

26/501034/FULL: Coxheath Recreation Ground:

Replacement of 2no. storage containers with a single storage container.

It was noted that the application needs to be determined by the MBC Planning Committee as it represents a departure from the Local Plan. The proposal is expected to be on the agenda and determined at the MBC Planning Committee meeting due to be held on Thursday 16 July 2026. Cllr. Webb and Cllr. Weaver advised that they could attend the meeting and represent the Parish Council.

Clockhouse Farm

It was noted that the Clerk has submitted further photograph evidence to MBC Enforcement of a possible breach of planning for the site regarding external lights on a building.

OK2069148: Oracha Infra Services Ltd. New operating centre: Blossom Lodge, Stockett Lane, East Farleigh. 2 HGV, 2 Trailer.

It was noted that a member of the resident had contacted the Clerk with concerns about this proposal and that the address has been mis-spelt on the Traffic Commissioner portal. Cllr.

Signed:

Weaver suggested and it was agreed that the Clerk sends details about the proposal to Ward Member Claire Kehily to request that MBC submit an objection to the proposal and that if the application is to be approved that operating hours are restricted to weekdays and between certain times. It was also agreed that the Clerk should submit an objection from the Parish Council on the basis that the road is not wide enough for HGVs and that the additional movements and weight on the road could have an effect on the foundations and structure of the residential dwellings in the area. In addition, this proposal would unacceptably increase both noise and environmental pollution.

10. To receive any correspondence

20 Burston Road: The Clerk reported that as the property has been converted into a small HMO (6 bedrooms or less) planning permission is not required.

Call for Sites: It was noted that the Call for Sites window commenced on the 15 June 2026 and ends on the 23 August 2026. The Clerk explained that the Call for Sites is an important early stage in preparing a New Local Plan and provides an opportunity for landowners, developers, community organisations, members of the public and other stakeholders to submit sites that they believe may be suitable for a wide range of uses to meet the borough's future needs.

11. Date of the next meeting: Tuesday 28 July 2026 at 6.30pm.

With no further business to transact the meeting closed at 7.07pm

Signed:

Date:

Signed: