



Coxheath Parish Council Planning Committee Meeting

Members are hereby summoned, and notice is given that the next meeting of the
Coxheath Parish Council Planning Committee will be held on
Tuesday 28 July 2026 at 6:30pm in the Small Hall in the Village Hall.

Louise Goldsmith

Clerk, Coxheath Parish Council

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23 July 2026

AGENDA

1. Administration

Fire Exits, Fire Meeting Point, Mobile Phones, Intention to Record.

2. Apologies for absence, Declarations and Dispensations

2.1. Apologies for absence¹

2.2. To receive Declarations of Interest in respect of matters contained in this agenda.

Disclosable Interests: Under the Localism Act 2011.

Other Significant Interests: Under the Code of Conduct adopted by the Parish Council.

Other Interests: not required to be disclosed under (a) and (b) but voluntary announcements made only for transparency reasons.

2.3. Requests for Dispensations.

2.4. Declarations of Lobbying.

3. Minutes of the last Planning Committee:

To consider the minutes of the Planning Committee meeting held on the 30 June 2026 and if in order to authorise the Chair to sign as a true and accurate record²

4. Open Session

To adjourn the meeting to enable any members of the public present to address the Council.

5. Planning Applications for consideration:

5.1. 26/501868/FULL: Land rear of Forstal Park, Coxheath

Retrospective change of use of land for the stationing of 1no. mobile home, 1no. touring caravan, erection of a dayroom and laying of hardstanding, provision of 2no parking spaces, associated landscaping and biodiversity enhancements for Gypsy and Traveller occupation.

5.2. 26/502481/FULL: Plot 11 Forstal Farm Barn, Well Street, Loose

Change of use of land from use as 20 clamping pitches (as approved under MA/13/1607), to residential use for gypsy and traveller families and including stationing of 16(no) static caravan pitches; provision of 16(no) touring caravan spaces; 32(no) parking spaces and erection of a single storey rear extension to existing facility block to be used as a communal day room and alterations to existing access ramps.

1. LGA 1972 s85 (1)

2. LGA 1972 sch.12, para. 41 (1)

5.3 **26/502686/NMAMD: 6 Forstal Lane, Coxheath**

Non material amendment to application 26/500439/FULL: To position the identical gate on the North East boundary.

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. 26/500206/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. *Permitted.*

7.2. 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. *Resolved: No objections. *Permitted.*

7.3. 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. *Permitted.*

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

9. Other Planning Matters

9.1 Forstal Farm: To receive any update

9.2 26/501034/FULL: Coxheath Recreation Ground: Replacement of 2no. storage containers with a single storage container

9.3 Clockhouse Farm: Light pollution alleged breach of planning conditions

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

10. To receive any correspondence

11. Date of the next meeting: Tuesday 25 August 2026 at 6.30pm

1. LGA 1972 s85 (1)

2. LGA 1972 sch.12, para. 41 (1)