



Coxheath Parish Council

Minutes of a Planning Committee Meeting held on Tuesday 25 August 2026 at 6.30pm in the Small Hall, Coxheath Village Hall

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

In attendance: Louise Goldsmith (Parish Clerk)

MINUTES

22/26 Administration

Fire Exits, Fire Meeting Point, Mobile Phones. No intention to record the meeting.

23/26 Apologies for Absence, Declarations and Dispensations

- a) Apologies for absence: **An apology for absence was received from Cllr. Carpenter and the reason for absence was accepted.**
- 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.**

24/26 Minutes of the last meeting

Resolved: That the minutes of the Planning Committee meeting held on the 28 July 2026 be approved and confirmed as a true and accurate record.

25/26 Open Session

No members of the public present.

26/26 Planning Applications for consideration:

26/502812/LDCEX: Storage Yard at Forstal Farm Barn, Forstal Lane, Coxheath

Lawful Development Certificate for Existing Use of the site for storage of vehicles and building materials Class B8.

Resolved: Object. We do not find that the evidence submitted substantiates the use of the site for the ten-year period

26/503032/SUB: Clock House Farm, Heath Road, Coxheath

Submission of details pursuant to condition 3-(Site Development Scheme), 5-(enhancement of biodiversity), 6 -(noise management plan) subject to 26/500984/FULL.

Resolved: Happy to support this submission and note that the applicant is listening to the concerns of the community including responding appropriately to any issues that arise.

26/502925/FULL: 12 Stockett Lane, Coxheath

Section 73 - Application for Minor Material Amendment to approved plans condition 2 -

Aligning proposed extension centrally with previous extension - requires movement of circa

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150mm towards the boundary, pursuant to planning permission 22/504549/FULL. Erection of single-storey rear extension and alterations to fenestration on the front elevation.

Resolved: No objections.

26/502960/FULL: 2 Huntington Road, Coxheath

Demolition of existing conservatory. Erection of a front porch and rear single story extension including 1no. rooflight.

Resolved: No objection but we are concerned about the impact of the size of the proposed porch on the parking spaces at the front of the property given that the number of bedrooms are increasing from three to four. We could not find a block plan on the portal.

27/26 Planning Applications considered between meetings:

None considered.

28/26 To table decisions made by Maidstone Borough Council (MBC) since the last meeting
CPC recommendation in italics where appropriate. MBC decision in bold.

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. *Resolved: No objection* ***Permitted.**

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

Permanent retention of the Portakabin double classroom building. *Resolved: Support.*
***Permitted.**

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

Erection of a single storey side extension.

Resolved: No objection. ***Permitted.**

29/26 To table late planning applications and other planning matters received for consideration:

The Clerk advised Members that the planning proposal 26/503059/FULL, (Clock House Farm Heath Road, Coxheath for the change of use of land for the winter storage of 4no. seasonal workers mobile homes), has recently been validated and that the Planning Officer has granted an extension for the Parish Council to respond after the next meeting.

30/26 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 reminder Members that the HGV operator licence for R&D Surfacing is due for renewal in January 2027. It was agreed that the Clerk should publicise the renewal notification when issued.

26/501034/FULL: Coxheath Recreation Ground:

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

Resolved: To ratify the wording of the statement submitted to the MBC Planning Committee meeting held on the 20 August 2026.

Members were pleased to note that the planning proposal was approved at the MBC Planning Committee held on the 20 August 2026 with conditions.

Informal consultation on extension of 30mph speed limit extension on Heath Road

The Clerk reminded Members that Aspire LPP is required to improve the existing pedestrian crossing outside Greensand Health Centre by replacing it with a zebra crossing. To improve

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safety for people using the crossing, the planning approval also requires the existing 30mph speed limit to be extended so that vehicles are travelling at a lower speed as they approach the crossing. Extending the speed limit requires a Traffic Regulation Order (TRO) and before the application is submitted to KCC Aspire LPP is carrying out an informal consultation with statutory consultees and residents who may be affected by the proposal. KCC will undertake a separate formal public consultation before making any decision. The proposal is to also extend the existing 30mph speed limit from the Coxheath village signs at Vanity Lane to the Linton Hill crossroads.

Resolved: The Clerk to respond to the consultation stating that the Parish Council fully support the proposal for a zebra crossing outside Greensand Health Centre and would welcome the extension of the existing 30mph speed limit to the Linton Hill crossroads.

Chart Sutton Parish Council Neighbourhood Plan Regulation 16 Consultation: Noted

Kent Mineral Sites Plan 2026 Public Consultation: Noted.

31/26 To receive any correspondence: None to consider.

32/26 Date of the next meeting: Tuesday 29 September 2026 at 6.30pm.

With no further business to transact the meeting closed at 7.09pm

Signed:

Date:

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