



Coxheath Parish Council

Minutes of a Planning Committee Meeting held on Tuesday 28 July 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

12/26 Administration

Fire Exits, Fire Meeting Point, Mobile Phones.

13/26 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. Weaver declared a pecuniary interest in planning proposal 26/502686.
Other Significant Interests: **None received.**
Other Interests: **None received.**
- c) Requests for Dispensations: **None received.**

14/26 Minutes of the last meeting

Resolved: That the minutes of the Planning Committee meeting held on the 30 June 2026 be approved and confirmed as a true and accurate record.

15/26 Open Session

There were no comments on any planning issues.

16/26 Planning Applications for consideration:

26/501868/FULL: Land rear of Forstal Park, Loose

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.

Resolved: Object: We are disappointed to be presented once again with a retrospective application. We object given the adverse visual harm it would have on the intrinsic character and appearance of the countryside hereabouts that falls within a Landscape of Local Value and is of high overall landscape sensitivity that is sensitive to change. The proposed development would represent inappropriate development in the countryside for which no justification has been demonstrated.

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

Signed:

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.

Resolved: Object. We believe this is an over intensification of the site and that this proposal will have an adverse effect on the area. We are concerned about the access to and from the site and in particular the effect of an increase in vehicle movements on Forstal Lane, Stockett Lane and Mill Lane. We would like to highlight that there is no footpath on either side of Forstal Lane in this location which means pedestrians are vulnerable. We believe that Stockett Lane could become a secondary access. We are also concerned about the increase in vehicle movements through the village. We believe this site should be considered as a submission under the current Call for Sites exercise.

7.04pm Cllr. Weaver declared a pecuniary interest and left the room

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

7.09pm Cllr. Weaver returned to the meeting

17/26 Planning Applications considered between meetings:

None considered.

18/26 To table decisions made by Maidstone Borough Council (MBC) since the last meeting

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

26/500206/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.*

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.*

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.*

Signed:

19/26 To table late planning applications and other planning matters received for consideration:

Cllr. Weaver advised Members that the following planning proposal has recently been validated, 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 material Class B8. The Clerk will apply for an extension for the Parish Council to respond after the next meeting.

20/26 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.

26/501034/FULL: Coxheath Recreation Ground:

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

Cllr. Weaver advised Members that the Planning Officer at MBC has apologised for the fact that he failed to submit a Committee report for planning application 26/501034/FULL in time for it to be considered at the July MBC Planning Committee. The Officer has advised that the report is now completed and recommended for approval but can only be determined at the August committee. Cllr. Webb offered to attend and represent the Parish Council at the meeting due to be held on the 20 August 2026.

Clockhouse Farm

It was noted that the Clerk MBC Enforcement has requested further information regarding 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.

As agreed at the last meeting the Clerk also submitted an objection from the Parish Council which has been rejected. The Office of the Traffic Commissioner has advised that Parish Councils cannot make representations unless they own or occupy affected land or property in the vicinity of the proposed operating centre. It was noted that Ward Member Claire Kehily, representing MBC and can comment, submitted 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.

21/26 To receive any correspondence: None to consider.

22/26 Date of the next meeting: Tuesday 25 August 2026 at 6.30pm.

With no further business to transact the meeting closed at 7.15pm

Signed:

Date:

Signed: