Coxheath Parish Council

Minutes of a Planning Committee Meeting held on Tuesday 29 September 2026 at 6.30pm in the Small Hall, Coxheath Village Hall

Present: Cllrs. R. Webb (Chairman), G. Batty, D. Carpenter, N. Gardner and H. Weaver
In attendance: Louise Goldsmith (Parish Clerk)

MINUTES

33/26 Administration

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

34/26 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: **None received**
Other Significant Interests: **None received.**
Other Interests: **None received**.
c) Requests for Dispensations: **None received.**
d) Declarations of Lobbying: **Cllr. Gardner declared that he received a phone call from the applicant for 26/502980/FULL advising that he would be attending the Full Council meeting.**

35/26 Minutes of the last meeting

Resolved: That the minutes of the Planning Committee meeting held on the 25 August 2026 be approved and confirmed as a true and accurate record.

36/26 Open Session

No members of the public present.

37/26 Planning Applications for consideration:

26/502980/FULL: Beacon Park Phase II Land To The North Of Heath Road Coxheath
It was agreed that this proposal should be considered by Full Council.

26/503499/FULL: 46 Duke Of York Way, Coxheath
Erection of a two storey rear extension, installation of a flat roof skylight.
Resolved: No objection.

26/503332/FULL: 61 St Lawrence Crescent, Coxheath
Erection of single-storey rear extension, erection of new front porch to replace existing canopy, changes to fenestration and widening of existing driveway.
Resolved: No objection

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26/503311/FULL: 70 Huntington Road, Coxheath
Demolition of existing rear dormer and erection of a two storey rear extension. Addition of first floor rear dormer.
Resolved: No objection. We would like the proposed upstairs bathroom window to be opaque glass.

26/503059/FULL: Clock House Farm, Heath Road, Coxheath
Change of use of land for the winter storage of 4no. seasonal workers mobile homes.
Resolved: No objection.

26/503246/FULL: Broken Tree Forstal Lane, Coxheath
Siting of two static caravans on existing gypsy & traveller site, with space for two touring caravans and four parking spaces.
Resolved: Object. We object to the proposal as a breach of the condition for the approval for the previous planning application 24/500256/FULL was that no more than 3 static caravans should be placed at any one time anywhere on the site. The reason (condition 4) given was to prevent overcrowding of the site in the interest of the visual amenities of the surrounding countryside.

38/26 Planning Applications considered between meetings:
None considered.

39/26 To table decisions made by Maidstone Borough Council (MBC) since the last meeting
CPC recommendation in italics where appropriate. **MBC decision in bold.**

26/502812/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. **Refused.**
26/501034/FULL: Coxheath Recreation Ground, Stockett Lane, Coxheath
Replacement of 2no. storage containers with a single storage container.
Parish Council application. **Permitted.**

40/26 To table late planning applications and other planning matters received for consideration:
No late planning applications.

41/26 Other Planning Matters
Forstal Farm: It was noted that Cllr. Weaver had reported to Planning Enforcement the sighting of the delivery of two mobile homes along Forstal Lane. Planning Enforcement has since advised that there are a number of sites along Forstal Lane where a caravan could be lawfully delivered or stationed without resulting in a planning breach.

Loose Parish Council Neighbourhood Plan Regulation 19 Consultation : Noted.

42/26 To receive any correspondence: None to consider.

43/26 Date of the next meeting: Tuesday 27 October 2026 at 6.30pm.

With no further business to transact the meeting closed at 6.49pm

Signed: …… Date: ……

Signed: .....