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 24 November 2026 at 6:30pm in the Small Hall in the Village Hall.

Louise Goldsmith
Clerk, Coxheath Parish Council
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18 November 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 absence[1]

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 27 October 2026 and if in order to authorise the Chair to sign as a true and accurate record[2]

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. **26/504139/FULL: The Victoria Inn, Heath Road, East Farleigh**
Section 73 - Application for minor material amendment to approved plans and Variation of condition 11 (to account for changes made to turning and parking arrangements) of 17/506541/FULL Construction of 5 Local Needs Housing, including accessway, garages and landscape scheme.

5.2. **26/502980/FULL: Beacon Park Phase II Land to The North of Heath Road.**
Proposal: Erection of 47 Retirement Bungalows comprising new open-market housing including affordable homes, a clubhouse, the provision of a 1.9Ha local nature reserve, associated car parking spaces, access from Heath Road, through the consented scheme of 24/504496/FULL and further associated works for new internal roads and footpaths which link to PROW's and the previously consented greenway, a sustainable Urban Drainage Scheme, cycle stores and bin stores. *Amended and additional documents and change of description.*

1. LGA 1972 s85 (1)
2. LGA 1972 sch.12, para. 41 (1)

5.3. **26/504076/FULL: Building 10 Forstal Farm Barn, Well Street, Loose**
Change of use of existing workshop and car parts store to a laundry and dry cleaners, including erection of a single storey front and side extension.

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. **26/503246/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. **Permitted.**

7.2. **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. **Permitted.**

7.3. **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. **Permitted.**

7.4. **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 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 objection. **Permitted.**

7.5. **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. **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

10. To receive any correspondence

11. Date of the next meeting: Tuesday 15 December 2026 at 6.30pm

1. LGA 1972 s85 (1)
2. LGA 1972 sch.12, para. 41 (1)