



## Minutes of the Planning and Implementation (P&I) Committee Wednesday 20<sup>th</sup> September 2023 at 7:30pm

**PRESENT** Cllr. A Walmsley, Chair presiding.  
Cllrs. J Britt, P Culver, N Osborne & A Ratcliffe  
R Greenwood, V Woollven, L Westcott (clerk)

### Public Participation

1 member of the public present.

1 member of the public asked about an application for a house that they live next door and have received a party wall notification. Cllr. A Ratcliffe provided advice. Cllr. A Walmsley advised that the current agenda item on this property was a non-material amendment for changes to the windows.

The Chair opened the meeting at 19:55.

#### 1. Apologies for Absence:

- a. Apologies received and accepted from Cllrs. D Earl, K Hammond & S Heeley as well as R Young.

#### 2. Declarations of Interest:

R Greenwood and V Woollven declared a conflict of interest with St Mary's Church and land arising from the land to the rear of Tithe Barn. Cllrs. P Culver and N Osborne declared a conflict of interest to land to the east of Old School Close, Cllr. J Britt declared a conflict of interest in relation to Warren Lands and Lowenva, Sandway. Members of the group who stand on LPC declared an interest in relation to William Pitt Field. All declared conflicts of interest are non-pecuniary; this also relates to all previously declared conflicts of interest.

#### 3. Minutes from P&I Committee Meeting 16<sup>th</sup> August 2023

All agreed that the minutes were accurate. Points to note:

- a. Cllr. N Osborne met with KCC PROW officer and LPC have confirmed removal of objection to the diversion of the footpath.
- b. The invoice has been paid to KCC for the design of the High Street pavement.
- c. Cllr. A Ratcliffe reported that the intrusive surveys at the WPF have been completed.

#### 4. Current Planning Applications

Please see Appendix A for planning decisions report with agreed comments.

#### 5. MBC Local Plan Review

Cllrs. J Britt reported on the recent MBC meetings, there have been discussion regarding main modifications and a consultation on these is expected throughout October and November.

#### 6. Neighbourhood Plan Review

Nothing new to report.

#### 7. Update on Workplan

Loder Close – work on site has begun again, rumours of people moving in during Autumn, but this appears unlikely.

Abbey Homes – Cllr. A Walmsley reported that Phase 2 and 3 maybe proceeding, but details need to be checked. **ACTION** Cllr. A Walmsley to check latest information. (Note see the August 2023 approval of 21/504779/REM and the conditions set)

**8. Updates on other Development**

- a. 17 Hay Meadow – Cllr. A Walmsley reported on the email received from the planning officer who is going to accept the application. It was agreed to withdraw the objection, but reiterate the concerns regarding access and parking.  
**ACTION** Cllr. A Walmsley to draft a response.

**9. To review planning guidance LPC can provide to the public**

Cllr. A Ratcliffe is concerned about the standard of drawings recently being accepted by MBC planning and feels parishioners could benefit from LPC knowledge of the planning system. Cllr. N Osborne stated that LPC need to be clear in any communication that any support will not necessarily lead to planning approval. Cllr. A Ratcliffe is happy to help personally rather than as a Cllr.

**10. Highways improvement Plan**

- a. L Westcott reported that a resident from Jones Home estate has asked if the installation of a pedestrian crossing on Ham Lane is possible, Cllr. A Walmsley reported that this was not supported by Jones Homes when the estate was built even though mitigation has been suggested by LPC. KCC should be contacted.
- b. High street pavement extension – Cllr. A Walmsley reported that the design is to be completed by KCC and the disabled bay is going ahead.

**11. Matters Arising from Planning Decisions**

- a. Frankie and Finns – licence appeal was deferred as applicant did not have the information previously requested.
- b. Warren Lands – waiting the outcome of the appeal.
- c. Sunny Hill equestrian – deferred outcome at committee.
- d. Elmstone Road – a site with planning permission is up for sale.
- e. Highfield – nothing happening on site.
- f. Primary School – expansion now likely in 2026.

**12. Date of next meetings**

The next P&I committee meeting will be held on 18<sup>th</sup> October with a recommendation to keep committee dates as they are following completion of the three month trial.

**Meeting closed at 22:00**

Signed as a true record on this day 4<sup>th</sup> October 2023 .....

Chair of the Planning and Implementation Committee

## Appendix A

Application Number	Address	Comments
23/503835/SUB	The Cow Shed West Street Lenham Kent ME17 2EP	<p>We object to this application in respect of a lack of detail. We would point out that an example the 1.8 / 2.0 m high fence is given as post and rail system whereas post and rail will not reach this height.</p> <p>Of more importance is the lack of detail for the lighting. There should somewhere in the application a sketch showing the extent to which the light will fall and this to be agreed by all parties.</p> <p>This area is part of the AONB with wildlife including we would presume bats and light spillage should be minimised.</p>
23/503856/FULL	Portable Buildings The Station House Station Approach Lenham	No Comment
23/503926/NMAMD	3 Chilston Road Lenham Kent ME17 2PR	No Comment
23/503995/TCA	Lowenva Lenham Heath Road Sandway Kent ME17 2NB	No Comment subject to approval by the tree officer especially in respect of the Oak tree. We would again point out the poor drawings now apparently being accepted by MBC planning.
23/504018/SUB	Land West of Loder Close and Westwood Close Ham Lane Lenham Kent	No Comment
23/503008/FULL	St Mary's Church Old Ashford Road Lenham Maidstone Kent	Reiterate previous comments, Cllr. A Walmsley to draft response.
22/504368/FULL PINS reference: APP/U2235/W/23/3325102	Little Gaynes Faversham Road Lenham	It was agreed at P&I that P McC should be asked to quote to prepare a response to the Appeal – this concentrating on additional points over and above those already submitted by LPC to the Planning officer. This recommendation to be submitted to the October LPC along with the costs.
23/501294/FULL	The Coach Park Old Ashford Road Lenham Kent ME17 2DG	<p>Attendance at the MBC meeting to be requested LPC to verbally point out that the Environment officer's report had largely been ignored especially where he had requested a site visit by the Planning Officer which has not been undertaken.</p> <p>LPC is also unsure as to why this application is being treated separately for the application for a burger Van to be situated on this site. These two applications should be considered together especially in respect of opening times.</p> <p>The LPC would wish to see this application deferred until the above points are resolved.</p>
23/503640/FULL	17 Hay Meadow Lenham	In response to a letter from the Planning Officer we agree to withdraw our objection. We will state though that we are extremely worried about the ongoing affect to both the neighbours and utility and emergency vehicles if on street parking becomes the norm.

