



Report of the Planning and Implementation Committee
 Wednesday 21st February 2024 at 7:30pm

PRESENT Cllr. A Walmsley Chairman presiding.
 Cllrs. J Britt, P Culver, D Earl & S Heeley
 V Woollven, L Westcott (clerk)

Public Participation

1 member of the public – an architect acting for Chapel Mill Farm – they have reviewed the plans taking on board LPC’s previous comments. The footprints have been reduced and the proposed homes look like more traditional barns. The plan will be sent to LPC to review at next meeting.

1. Apologies for absence:

Apologies received and accepted from Cllrs. K Hammond, N Osborne and A Ratcliffe.
 Cllr. S Heeley is running late.

2. Declarations of Interest on the Agenda

V Woollven declared a conflict of interest with St Mary’s Church and land arising from the land to the rear of Tithe Barn. Cllr. J Britt declared a conflict of interest in relation to Warren Lands in 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 17th January 2024

The minutes of the P&I meeting on 17th January 2024 were agreed as being accurate.

4. Current Planning Applications to consider:

Application Number	Address	Application Content
24/500273/FULL	28 High Street Lenham Kent ME17 2QD	No Comments.
24/500394/LAWPRO	The Grange Ashford Road Lenham Kent ME17 2DA	LPC does not object to this application. However we are most concerned that given previous comments about planning “salami slicing” that if it is allowed in addition to 24/500382 the resulting structure will be exceeding large and out of context with other properties in the area.
24/500382/PNEXT	The Grange Ashford Road Lenham Kent ME17 2DA	LPC objects in principle to this application this is a sizable extension with a significant impact on the existing building especially if taken in addition to 24/500394/LAWPRO. We consider that it would be totally out of context with other properties in this rural not sustainable area. We would wish to see it called in if the planning officer is of a mind to disagree

24/500305/SUB	Runham Farm Runham Lane Harrietsham Kent ME17 1NH	LPC objects to the following planning condition responses to this application. Hard landscaping – in our opinion the extent of the tarmac is too great and detracts from the ‘farmyard’ approach which was originally advocated. LPC requests that use of resin bound gravel is considered for the central/core areas. LPC would wish to seek protection of the mature trees proposed within the farmyard area around the new properties (as per drawing) to ensure that future owners cannot remove them without prior approval from MBC – this in the interests of maintaining the intended visual landscape appearance in the rural setting. We would wish to see it called in if the planning officer is of a mind to disagree
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L Westcott reported that LPC have also been reconsulted on Sunnyhill Equestrian despite comments being sent on 14th February. It is not clear what the new consultation is for.

ACTION Cllr. A Walmsley will look into this.

Cllr. A Walmsley reported that LPC have also been reconsulted on 67 Robins Close due to more information being submitted. There is reference to similar sized extensions within the road, but these are not in the same part of the road. All agreed to re-iterate previous comments.

ACTION L Westcott to submit all responses to MBC.

Cllr. S Heeley arrived 20:20.

5. Maidstone Local Plan Review

Cllr. J Britt reported that he submitted the LPC response to the latest consultation. The SOHL response was written by P McCreery, this along with all the other responses has been uploaded to the MBC website. The session with the barrister to review options for a Judicial Review is booked for this Friday 2- 4pm.

ACTION Cllr. J Britt to ask barrister if it is possible to record the session for others to view.

6. Lenham Neighbourhood Plan Update

Cllr. J Britt reported that this is on hold whilst waiting for the resolution of the Maidstone Local Plan Review.

7. Countryside/ Vistry site – meeting on proposed work schedule

Cllr. A Walmsley reported that he and Cllr. J Britt attended a meeting on site. The meeting notes have been circulated. The plans for the car park were brought for everyone to view, LPC needs to provide a response to the plans by tomorrow. Concern was raised over the short timescale given to respond as the plans were different to those Cllr. A Ratcliffe had originally drawn, and more time should be provided for review.

ACTION Cllr. J Britt will collate comments on the plans and respond tomorrow to Countryside/ Vistry.

The hedge has been removed and temporary fencing is in place. Cllr. A Walmsley asked what type of permanent fencing would be acceptable – all agreed with welded mesh fence approximately 6 ft high coloured green (similar to that around the cricket field).

ACTION Cllr. A Walmsley to confirm fence preferences with Countryside/ Vistry.

There will be 7 street names required for the area.

ACTION L Westcott will ask Cllr. N Osborne to begin looking into options.

Cllr. A Walmsley reported that LWFC have requested a liaison meeting, he will attend with Cllr. A Ratcliffe and potentially Cllr. N Osborne. This will allow discussion of the Countryside/ Vistry works plus ongoing field maintenance costs. Cllr. J Britt stated that while the works are going on at the WPF, it is important for someone from LWFC to attend P&I.

ACTION L Westcott to respond to LWFC to organise meeting.

8. Update on the Workplan

- a. **Loder Close:** Available on the Kent Homechoice website, likely occupation of houses in March 2024.
- b. **Abbey Homes:** Old Ashford Road still closed to allow for drainage works to be completed.

9. Update on Other Development

- a. Ham Lane/Maidstone Road Footpath – final tarmacking to be completed on current phase tomorrow.
- b. Lenham Memorial Cross – Kent Downs team have contacted LPC to discuss if the Cross can become part of the UNESCO Global Geopark status for the Kent Downs National Landscape. It was agreed to hold a meeting on 13th March at 7:30pm on teams, all are welcome to attend.
- c. It was agreed that LPC should cut back the trees on the boundary of the A20/ Royton Avenue.
ACTION L Westcott to speak to Down to Earth and ask for a quote.
Cllr. J Britt will be attending a meeting about the A20 with the MP, KCC and the police.
- d. Following the removal of MBC post mounted bins along Maidstone Road, All agreed to review costs for installing a dog waste bin along the footpath.
ACTION L Westcott to get a quote for a bin.

10. Highways Improvement Plan (HIP)

- a. High Street pavement – Cllr. A Walmsley reported that there is no update.
- b. Lorry signage on A20 to address Flint Lane issue – all agreed to wait for April when KCC will fund installation of “No HGV” signs at the Pilgrims Way/ A20 junction.
- c. Car park extension – awaiting further information from MBC.
- d. Ham Lane – parking close to junction with High Street and also junction of Malthouse Close.
ACTION L Westcott to speak with local PC about what can be done about parking near junctions and on pavements.

11. Matters Arising from Planning Decisions

None to report.

12. Date of next meeting

The next meeting is on Wednesday 20th March 2024.

The Annual Parish Meeting is on 19th April 2024.

The meeting closed at 22:00

Signed as a true record on this day 6th March 2024.....

Chairman of the Planning and Implementation Committee