



Report of the Planning and Implementation (P&I) Committee Monday 24th October 2022 at 7:30pm

PRESENT Cllr. A Walmsley, Chairman presiding.
Cllrs. J Britt, K Hammond, S Heeley, N Osborne, P Culver & A Ratcliffe
P McCreery (planning consultant), L Westcott (clerk)

Public Participation

13 members of public present - the chairman asked all the members of the public if they were here to discuss the planning application at Little Gaynes, everyone stated they were and the chairman invited them to speak at the relevant point on the agenda.

1. Apologies for Absence:

Apologies received and accepted from Cllr. M Cockett and R Young.

2. Declarations of Interest:

Cllrs. N Osborne and P Culver declared a conflict of interest to land to the east of Old School Close, J Britt declared a conflict of interest in relation to the Inkstand Cattery site and Warren Lands. Cllr. N Osborne declared a conflict of interest with the planning application for the doctors surgery. 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 26th September 2022

All agreed that the minutes were accurate.

4. Current Planning Applications

a. 22/504368/FULL - Little Gaynes, Faversham Road, Lenham, Kent, ME17 2PU

Input was received from all 13 members of the public. 1 member of the public was a planning consultant representing the applicant, 12 members of the public were local residents against the application. Cllr. A Walmsley summarised the LPC concerns with the application as followed:

- a development of 20 dwellings within the AONB is excessive
- access from the site to the cemetery as proposed has not been requested
- there is a poor sight line from the site access
- to get to the village square and amenities, residents will have to cross the busy A20
- sewage and surface water will enter the river Stour catchment
- the cemetery is a place for quiet contemplation, this is not compatible with neighbouring family gardens
- the site is not identified in the Lenham Neighbourhood Plan

Cllr. A Walmsley invited the public to speak. Many comments were made including the following:

- questions were raised about the planning process, Cllr. A Walmsley explained that MBC would make the final decision, LPC are a statutory consultee and if the application is brought to committee, members of the public will have an opportunity to speak, but each person who speaks should have a different point to make. Everyone was advised to submit comments to MBC.

- The road traffic assessment should not be focussed solely on the A20 cross roads with Faversham Road, but also on the issues with the surrounding roads. Vehicles park on Faversham Road and the road is used regularly by HGVs and also as a rat run. The traffic often queues up Faversham Road and this can also lead to queues on the A20. There is not a pavement along Faversham Road to the A20.
- KCC Highways have not yet provided their response – Cllr. J Britt advised member of the public to contact the KCC Cllr. Shellina Prendergast.
- KCC are unlikely to take on the maintenance of the enhanced footpath and will be unlikely to take on maintenance of the additional footpaths.

The planning consultant for Little Gaynes present provided the following comments:

- There has been a long period of pre-application discussion with the AONB.
- 21 dwellings were originally proposed to the Lenham Neighbourhood Plan steering Group when it was in development.
- The existing site is a residential building with commercial use plus a paddock and gardens.
- 0.51Ha of open space is proposed within the development site with public access.
- Highways transport study completed to support the application.
- To ensure nutrient neutrality credits are proposed to be bought from Forestry England’s Pleasant Farm (this has been confirmed to be within the Stour catchment as would be required).
- 16 dwellings would be open market and 4 for social needs.
- Feeling in the room does not appear to be how good the quality of buildings will be, but the location.
- Maintenance for the other footpaths may come from an external source such as the Woodland Trust.

Cllr. N Osborne reported that the high wall along the footpath was built to protect the adjacent property. Cllr. P Culver reported that the site is outside the primary school catchment area. Cllr. A Ratcliffe reported that the transport assessment should include analysis of **all** accidents (online Crash map data is available and shows more information than is reported), P McCreery also stated that this should include data from when Operation Brock is on. Cllr. A Ratcliffe read from the report that the site is “within easy walking distance to the village” and the consultants need to review this, whilst the village is relatively close, it is not easy for pedestrians to cross a busy A road. All agreed to object to the application in line with all the above comments.

ACTION P McCreery to draft a response from LPC, due Friday 28th October.

b. 22/503566/FULL - 62 Maidstone Road, Lenham, Kent, ME17 2QJ

Cllr. A Walmsley has drafted some initial comments.

ACTION P McCreery to draft response using some standard paragraphs from Little Gaynes response.

Other current planning applications include Wyndrush in Platts Heath, comments are due next week.

ACTION P McCreery to draft a response.

5. MBC Local Plan Review

Cllr. J Britt reported that all the documents have been submitted as agreed. There is still no confirmation of the timetable. Discussion will be held with legal team on 1st November.

Cllr. S Heeley reported on the letter from KCC requesting the process is paused. MBC did not provide the transport data in time to allow for a review.

ACTION P McCreery to liaise with legal teams.

6. Neighbourhood Plan Review

P McCreery reported that MBC does not have a 5 year housing land supply. The Heathlands site and the LNP sites cannot come forward until the WWTW is upgraded to allow capacity. SWS are looking at upgrading the

site in the next plan period from 2025, but MBC have stopped this to allow for a major upgrade to accommodate wastewater flows from Heathlands.

ACTION Cllr. J Britt to write to Rob Jarman to clarify and discuss.

7. Update on Workplan

- a. **Loder Close** – sub application received – nothing major
- b. **MHS Homes** – site finished and all invited to the open day on 27th October.
- c. **Abbey Homes** – Cllr. N Osborne reported on the issues with parking at the community centre and doctors’ surgery that could impact the residents of the site.
- d. **William Pitt Field - Strip of Land.** Cllr. J Britt reported that the documents are nearly ready for signing.

8. Updates on other Development

Nothing to report.

9. Registration of allotments with Land Registry

Cllr. A Walmsley reported that he has sought advice from Cllr. M Ballard who has suggested that the land is registered via a solicitor with HLAA and Lenham Nursery.

10. Highways improvement Plan

- a. 20 mph scheme - Cllr. A Walmsley reported that no progress has been made.
- b. Cllr. J Britt participated in a highway discussion with KCC, this was quite high level.
- c. L Westcott reported on communication from a resident regarding parking issues opposite the primary school with vehicles parking over driveways. Advice has been sought from the PCSO, but there is nothing to enforce against. Cllr. P Culver stated that a yellow line cannot be put on this side with the school lines the other side of the road.

11. Matters Arising from Planning Decisions

None.

12. Date of next meetings

Date of next meetings confirmed for Monday 21st November 2022.

The meeting in December will have to be rescheduled as it is on a bank holiday, provisionally booked for 12st December.

Meeting closed at 22:00

Signed as a true record on this day 2nd November 2022.....

Chairman of the Planning and Implementation Committee