



Report of the Planning and Implementation (P&I) Committee Monday 25th April 2022 at 7:30pm

PRESENT Cllr. A Walmsley, Chairman presiding.
Cllrs. M Cockett, K Hammond, M Lowe and S Heeley (part)
R Greenwood, R Young
L Westcott (Clerk)

Public Participation

No members of the public in attendance.

1. Apologies for Absence:

Apologies received and accepted from Cllrs. J Britt, P Culver, N Osborne & A Ratcliffe as well as P McCreery and V Woollven.
Cllr. K Hammond acting as a substitute for Cllr. J Britt.

2. Declarations of Interest:

R Greenwood declared a conflict of interest arising from the land to the rear of Tithe Barn. 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 21st March 2022

All agreed the minutes were an accurate record of the meeting. Points to note:

- a. Cllr. A Walmsley reported that he had found the previous comments to the previous application at Yew Tree Cottage and that Cllr. J Britt had told the site architect what the LPC comments would be.
- b. R Greenwood reported that he is still collating all the historic information he holds relating to early communication with MBC over Heathlands.
- c. Cllr. K Hammond reported that they are still looking into options for the 30mph zone in Lenham Heath.

4. Planning Applications to be considered

- a. Former Victoria's Site – comments have been submitted regarding trading of used cars on site.
- b. Blue House Farm – comments to be sent this week as circulated.
- c. The Paddocks TPO application was in relation to an adjacent site, not actually on the Paddocks site.

5. Update on MBC Local Plan Review

- a. Cllr. A Walmsley reported on the meeting held with MBC regarding the Lenham Neighbourhood Plan Review. P McCreery has highlighted that more information is required on landscape, heritage, agricultural land quality and archaeology. This information is also required for the MBC local plan review. Cllr. M Cockett advised that a previous report by Jacobs could be used. MBC have stated that there is no funding available for the Neighbourhood plan revision. Natural England's paper on nutrient neutrality is a huge issue for the existing and new LNP. Southern Water Services have until 2025 latest to propose an upgrade of the Lenham WWTW's that will include additional treatment of phosphates.

ACTION L Westcott to circulate minutes from the MBC meeting.

- b. An independent inspector has been appointed for the Local Plan Review – David Spencer.

6. Update on Workplan

- a. Land rear of Loder Close – Cllr. A Walmsley reported that the hedge line boundary has been opened with gaps after the tree works carried out by the Contractor, R Young suggested that this should be reviewed next year after a growing season.
- b. Heathlands – Cllr. K Hammond reported that no new information is available particularly regarding the public information days to be held in May.
- c. New sports and recreation ground – Cllr. M Lowe reported that the working group have met and the project is on hold until the East Lenham Farm development can move forward.
- d. East Lenham Farm – Cllr. A Walmsley reported that the land agent is still in talks with Natural England regarding the proposed mitigation for nutrient neutrality.
- e. MHS Homes – Cllr. A Walmsley reported that the planned Phase 3 has run into problems.

(Cllr. S Heeley arrived)

- f. Countryside Properties – LPC are looking to change solicitors to deal with the S106 agreement.
- g. Abbey Homes – Cllr. A Walmsley reported that Old Ashford Road is to be closed for a 6 week period to allow for drainage pipework to be installed under the road.

7. Neighbourhood Plan Review

Covered under item 5.

8. Updates on other Development

- a. Harrietsham A20 housing application – LPC provided comments on this at the request of Harrietsham PC. Harrietsham PC reported to Cllr. J Britt that W Cornell from MBC had attended their recent planning meeting hoping for support for Heathlands and the Boundary changes proposed by MBC.

9. Highways Improvement Plan

- a. 20mph – Cllr. A Walmsley reported that KCC are to issue the official TRO consultation, we are waiting for timescales.

ACTION Cllr. A Walmsley to draft a statement for release on social media ahead of the consultation to avoid repeated questions and responses from the public.

10. Matters Arising from Planning Decisions

Correspondence had been received from MBC Planning Enforcement regarding the signage issue on the Premier stores as highlighted by LPC, stating that they were taking up the issue.

11. Date of next meeting

Date of next meeting confirmed for 23rd May 2022.

Meeting closed at 21:00