



## Minutes of the Planning and Implementation (P&I) Committee Wednesday 19<sup>th</sup> July 2023 at 7:30pm

**PRESENT** Cllr. A Walmsley, Chair presiding.  
Cllrs. J Britt, D Earl, S Heeley & N Osborne  
V Woollven, L Westcott (clerk)

### Public Participation

5 members of the public present.

3 members of the public were present to discuss the planning application at the Gables, Warren Street. The planning consultant reported on the proposals for a contemporary new home to meet the accessibility needs of the owners. Pre planning discussions with Kent AONB and MBC have been positive with reference to NPPF 134. All agreed to support application.

2 members of the public were present to discuss the amended plans submitted for Blue House Farm, Warren Street. The planning consultant reported on the amendments made to the previous plan approved via permitted development. Eight houses will be built on the site via conversion of the existing buildings under the current approval, the latest plans provide a betterment to this. There was some support from Cllrs. for the scheme as ultimately, it will be better than what would be built otherwise, but there was concern that the site is not in the Lenham Neighbourhood Plan. Majority agreed to maintain objection.

Chair opened the meeting at 20:15.

#### 1. Apologies for Absence:

- a. Apologies received and accepted from Cllrs. P Culver, K Hammond & A Ratcliffe.

#### 2. Declarations of Interest:

V Woollven declared a conflict of interest arising from the land to the rear of Tithe Barn. Cllr. 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 the Inkstand Cattery site and Warren Lands. Cllr. D Earl declared a conflict of interest in planning applications in Warren Street. 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 26<sup>th</sup> June 2023

- a. All agreed that the minutes were accurate.

#### 4. Current Planning Applications

- a. Please see Appendix A for planning decisions report with agreed comments.
- b. Cllr. A Walmsley reported that the latest planning application for Victoria's was refused, 3 Chilston Road was permitted, Cllr. J Britt is attending the committee for Sunny Hill View and Warren Lands is going to appeal. All agreed to request a fee proposal from P McCreery to provide written representations in response to the appeal at Warren Lands.

**ACTION** L Westcott to contact P McCreery.

**5. MBC Local Plan Review**

Cllrs. J Britt reported on the recent advice received from LPC legal representation and the Hydrogeological report submitted by Fish Legal in respect of the intended foul sewer run-off from the proposed Heathlands site contaminating both the Lower Greensand aquifer and the River Stour in flood conditions.

**6. Neighbourhood Plan Review**

Nothing new to report.

**7. Update on Workplan**

Countryside – formal offer has been sent to landowner from Countryside. There is an agreement to take sewage from this site to Harrietsham to avoid the Stour catchment.

**8. Updates on other Development**

- a. Frankie and Finn Street Traders Licence – Cllr. J Britt attended the MBC licencing committee, this was adjourned whilst the applicant seeks planning advice.
- b. Lenham surgery / Community Centre – update re car parking – Cllr. J Britt reported on the meeting held with the MP who will write to the district auditor. The money for the car park could come from S106 funds for health. Cllr. N Osborne reported that the Community Centre has received a quote for the car park of £120K for gravel and £250K for tarmac.
- c. Mineral and waste Consultation – Cllr. A Walmsley reported that the comments have been submitted.
- d. Footpath diversion – L Westcott reported that the KCC PROW officer has requested a meeting with a representative from LPC and the applicant for LPC to explain the objection to the proposed diversion. Cllr. N Osborne volunteered to attend.  
**ACTION** L Westcott to contact PROW officer.
- e. Ham Lane footpath – Cllr. A Walmsley reported that the works were due to take place on the August bank holiday weekend. Cllr. N Osborne agreed to attend site as Cllr. A Walmsley is on holiday.

**9. Highways improvement Plan**

- a. Alms house/High Street pavement extension – Cllr. A Walmsley reported that no information has been received on the appeal for a disabled bay, he will chase.  
**ACTION** Cllr. A Walmsley to contact MBC.
- b. Speed surveys on Lenham Heath Road – KCC have reported that the survey showed most vehicles travel at less than 30mph, so a limit is not required. The report will be published.
- c. Speedwatch equipment – HPC have returned the speedwatch equipment to LPC, Cllr. J Britt will request volunteers in the focus article and on the website.

**10. Matters Arising from Planning Decisions**

None noted.

**11. Date of next meetings**

Wednesday 16<sup>th</sup> August – Cllr. S Heeley and L Westcott will be away. Cllr. J Britt agreed to take minutes

**Meeting closed at 22:00**

Signed as a true record on this day 6<sup>th</sup> September 2023 .....

Chair of the Planning and Implementation Committee

### Appendix A

Application Number	Address	Application Content
23/502745/SUB	Runham Farm Runham Lane Harrietsham Kent ME17 1NH	No Comment
23/502834/SUB	Banky Meadow Farm Headcorn Road Sandway Kent ME17 2NE	No Comment
23/502604/LDCEX	Sandhurst Lenham Heath Road Lenham Heath Maidstone Kent	No Comment
22/504146/FULL	Blue House Farm Warren Street Lenham Maidstone Kent ME17 2ED	<p>The Parish Council objects to this application on the grounds that it is overdevelopment in an unsustainable area within the AONB. We appreciate that the scheme is a marked improvement over that approved in 19/500455/FULL via the Prior approval procedure but it is still an overdevelopment. We think that with fewer houses on the plot we would not be objecting. We would like to point out that similar schemes within the Parish have recently been rejected by MBC. Namely:</p> <p>22/504669/FULL: 20/504566/FULL: 22/504368/FULL There are other examples.</p> <p>May we also make the point that where conversions have been agreed to farm property in this general locality they have been usually been approved on the basis of being for Holiday Homes only. Namely:</p> <p>20/501546/FULL: 19/504764/FULL</p>
23/503110/FULL	The Gables Warren Street Lenham Maidstone Kent ME17 2ED	<u>We</u> have discussed this application with the applicant and would wish to see it approved
23/503008/FULL	St Mary's Church Old Ashford Road Lenham Maidstone Kent ME17 2PX	We have no objections to this application but would ask that the discharge of grey water from what will be a semi commercial kitchen sink to the existing trench arch soakaway drain is first checked out by building control.
23/503088/FULL	Cherry Garden Cottage Lenham Forstal Road Lenham Heath Maidstone Kent ME17 2JG	No Comment