



Report of the Planning and Implementation (P&I) Committee

Monday 23rd May 2022 at 7:30pm

PRESENT Cllr. A Walmsley, Chairman presiding.
Cllrs. J Britt, K Hammond, S Heeley, N Osborne & A Ratcliffe
R Greenwood, V Woollven
L Westcott (Clerk)

Public Participation

No members of the public in attendance.

1. Apologies for Absence:

Apologies received and accepted from Cllrs. M Cockett and M Lowe.

2. Declarations of Interest:

V Woollven and R Greenwood declared a conflict of interest arising from the land to the rear of Tithe Barn, 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, 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. Cllrs. N Osborne and A Ratcliffe declared an interest in the Lenham Nursery item.

3. Minutes from P&I Committee Meeting 25th April 2022

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

- a. Cllr. A Walmsley reported that the application for Yew tree cottage has been approved despite LPC's recommendations.
- b. Cllr. K Hammond reported that the potential 30mph zone for Lenham Heath is still being reviewed and will need to be done in collaboration with Charing PC/ Ashford BC if to be a continuation of the new Charing Heath 30mph zone.

4. Current Planning Applications

- a. Gladwish House, Sandway (22/501862/FULL) – this application for a new workshop generated discussion about what the workshop will be used for. There is no application to change the use to business, so it is likely to be for personal use. Concerns were voiced that once the workshop has been built, there could be an application for a change of use.

ACTION Cllr. A Walmsley to draft a response.

5. Lenham Nursery Application for MBC Strategic CIL funding

Cllr. N Osborne reported that the nursery team has met with MP Helen Whately and she will write a letter of support to the CIL application. Countryside have been approached and they have referred it to their Charity team. A meeting has been requested with our KCC Cllr. More information is required on climate change for question 6, Cllr. A Ratcliffe will add to this with reference to relevant BS design codes.

The S106 deed for Abbey Homes (Old Ashford Road) states “...the Open Space Contribution as a contribution towards the Open Space Facilities or for such other purposes for the benefit of the Development...” This could allow the S106 monies to be spent on the nursery – **recommendation to LPC to agree an approach Abbey Homes/Gallagher to use money for the nursery.**

ACTION Cllr. N Osborne to draft resolutions to be agreed at full council – this will include a recommendation that LPC write a letter in support of the CIL stating that they have ground available which they would lease to the Nursery Charity on a long-term basis.

6. Update on MBC Local Plan Review and Heathlands Engagement Events

- a. Cllr. K Hammond reported that the Heathlands engagement events are taking place this week. SOHL and LPC had produced a joint statement. Not many people appear to have attended the events so far.
- b. Cllr. J Britt reported that MBC's CEO has sent another email reiterating the request for a meeting to discuss Heathlands – the previous questions asked by LPC remain unanswered.

ACTION Cllr. J Britt to respond to email with proposed dates of 23rd and 24th June and request that Homes England be present.

- c. Cllr. J Britt reported that the timetable for the inspection is not yet available. The barrister working on behalf of LPC is assessing on what items his time will be best spent. Once further information is available, a meeting will be arranged with stakeholders.

Note - since the meeting the September date for the Inspection has been published

7. Neighbourhood Plan Review

Cllr. S Heeley reported that the elements for the review are being pulled together to assess what further information is required. Cllr. N Osborne stated that we need to be clear on consultation requirements before proceeding too far with the review, local consultation is a key part of the neighbourhood plan process. Following further discussion about the purpose of the Neighbourhood Plan review process and it was agreed that the research to assess what information is required should continue but that any draft plan should not be formulated until after the Local Plan inspection result was known and then subsequently after a new consultation with Parish residents as part of the plan development.

8. Update on Workplan

- a. Heathlands – discussed under item 6.
- b. MHS Homes – Cllr. A Walmsley reported that we have received a complaint about the contractors starting too early on site. The site has been contacted and Thakeham instructed to desist by MHS. Construction delays have put final handover back to August rather than May as originally promised.
- c. Countryside Properties – Cllr. J Britt reported that setting up the new solicitor is progressing. Sale of the WPF strip is still outstanding. A report from the meeting with Countryside confirmed that Southern Water has approved the sewage connection via Harrietsham .
- d. Abbey Homes – Cllr. A Walmsley reported that traffic lights have appeared on Old Ashford Road, this is thought to be for work to take place on the entrance road.

9. Updates on other Development

- a. Warren Lands, Sandway – Cllr. J Britt reported that there is a dispute over land ownership. He has been contacted by the solicitor acting on behalf of the late owner's family. A separate party is claiming "adverse occupation" of the site.

ACTION L Westcott to send a pdf copy of the land to V Woollven in her Meadows Trust capacity. Planning enforcement will not become involved in what they consider to be a Civil dispute unless building work commences even though the land in this conservation zone has been cleared without prior approval.

10. Highways Improvement Plan

- a. 20mph – Cllr. A Walmsley reported that the KCC consultation ends on 30th May.
- b. L Westcott reported that we have been approached about supporting a crossing person outside the schools. Cllr. A Walmsley reported that KCC have suggested a zebra crossing in response to the item in the Lenham Highway Improvement Plan. All agreed it is a good idea to have something as it appears to be much needed, but it is down to the school to implement a crossing person, LPC will support where appropriate.
- c. Cllr. A Walmsley reported on the concerns with vehicles turning right from Maidstone Road onto the A20 and turning left from the A20 into Maidstone Road. All agreed to include improved signage on the Highways Improvement Plan.

ACTION Cllr. A Walmsley to write to the Lenham School and organise a meeting with KCC.

- d. Cllr. A Walmsley reported on the concerns over the lack of a pavement on the South side of the A20 from Ham Lane towards Maidstone Road and along the top part of Maidstone Road. All agreed to include this on the Highways Improvement Plan.

ACTION Cllr. A Walmsley to organise a meeting with KCC.

11. Matters Arising from Planning Decisions

None reported.

12. Date of next meeting

Date of next meeting confirmed for 20th June 2022.

Meeting closed at 22:00

