



Report of the Planning and Implementation (P&I) Committee Monday 22nd May 2023 at 7:30pm

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

Public Participation

1 member of the public – the applicant for Swift Oak, Hook Lane (23/501606/FULL) presented the plans for the site. All agreed it would be unlikely that LPC would object, but the applicant was advised to review the drainage proposals in light of the site's position in the River Stour catchment.

1. Apologies for Absence:

Apologies received from V Woollven.

2. Declarations of Interest:

Cllrs. P Culver and 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. 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 24th April 2023

All agreed that the minutes were accurate. Points to follow up:

- a. WPF grants – R Young will speak to Kent FA about a grant for the drainage ditch.
- b. Cllr. A Walmsley has chased up a response from MBC regarding the extension to the pavement, but no response has been received.

4. Current Planning Applications

| Application | Address | Application detail | Agreed comments |
|----------------|--|---|--|
| 23/501939/SUB | Parapet House Maidstone Road Lenham Kent ME17 2QJ | Submission of details to discharge condition 3 - Materials, subject to 21/504471/FULL | No comments. |
| 22/502753/FULL | 1 Rose Cottages Lenham Forstal Road | Appeal APP/U2235/W/22/3312759 Retrospective application for temporary change of use of land to residential garden and stationing of a mobile home for ancillary use. LPC generated a no comment to application. | LPC did not comment on the application, In hindsight LPC agrees with planning officer. |
| 23/502111/FULL | The Barn Fairview Faversham Road Lenham Kent ME17 2EX | Retrospective planning permission for the erection of a replacement barn to be used as holiday let accommodation (resubmission of 21/501230/FULL). | No comments. |

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|----------------|---|---|--|
| 23/501606/FULL | Swift Oak Hook Lane Lenham Heath Lenham Kent ME17 2BX | Change of use of agricultural land and erection of a commercial workshop building with office and w.c., for use in association with existing timber storage yard, including associated landscaping. | Site is adjacent to M20 motorway and the Offices will be erected on the existing hardcore surface of the timber yard (possibly Brownfield). We would only ask that details of the drainage (both storm and foul) are presented prior to approval (this being part of the Stour catchment |
| 23/502016/FULL | The Marvel Old Ashford Road Lenham Maidstone Kent ME17 2DG | Erection of a first floor extension with part pitched part flat roof including raising of roof height, front dormer window and changes to fenestration. | Ensure privacy is maintained. |

In addition to the above, LPC have been notified of the appeal for Wyndrush in Platts Heath on 14th June. P McCreery has provided a cost to prepare and attend the hearing of £1800. It was agreed to recommend this to full council for approval.

5. **MBC Local Plan Review**

Cllr. J Britt reported that the Stage 2 hearings will begin this week with Heathlands being discussed on Wednesday.

6. **Neighbourhood Plan Review**

Cllr. J Britt reported that a meeting was planned with MBC in June. A meeting was held with Homes England. MBC planning officer has stated that developer contributions cannot be made to Harrietsham when a site is in Lenham. There were questions over sewage being directed to Harrietsham to avoid the River Stour catchment nutrient issues.

ACTION Cllr. J Britt to write to M Presland.

7. **Update on Workplan**

- a. Countryside – awaiting signatories of contract.
- b. Abbey Homes – people are now moving into the first houses.
- c. Land adjacent to Loder Close – due to be available in August.

8. **Updates on other Development**

- a. Doctors Surgery – Cllr. J Britt reported that a meeting is scheduled for the 9th June.
- b. Wishful Thinker – opening on 4th June.

9. **Highways improvement Plan**

- a. Cllr. A Walmsley reported that KCC are completing surveys in Lenham Heath for a potential 30mph zone.

10. **Matters Arising from Planning Decisions**

None noted.

11. **Date of next meetings**

Monday 26th June 2023.

Meeting closed at 21:30

Signed as a true record on this day 7th June 2023.....

Chairman of the Planning and Implementation Committee