



Report of the Planning and Implementation (P&I) Committee Monday 21st February 2022 at 7:30pm

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

Public Participation

No members of the public in attendance.

1. Apologies for Absence:

Apologies received and accepted from Cllr. M Lowe, P McCreery and R Young.
Apologies also received from R Greenwood post meeting.

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.

3. Minutes from P&I Committee Meeting 31st January 2022

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

- a. Cllr. A Walmsley had telephoned a member of the public regarding the footpath around the Cricket pitch.
- b. Roads names for Abbey Homes development – Cllr. N Osborne has liaised with Lenham Heritage and Lenham historians and the proposed names will be agreed at full council.

4. Planning Applications to be considered

- a. Platts heath Headcorn Road enforcement case is now an approved planning application and noted as resolved.
- b. Little Dene Cattery – application has not yet been determined.
- c. Frogmore Walk, proposed application for a house on the grass footpath verge has been withdrawn.

5. Update on Workplan

- a. Land rear of Loder Close – Cllr. A Walmsley responded to a neighbouring resident and L Westcott received the latest newsletter from the developer for December 2021.
ACTION Cllrs. A Walmsley to write to Penenden Heath Homes and ask for a further update and request that planned works be reported in the newsletter, not those works already completed.
- b. Heathlands – Cllr. K Hammond reported that a public consultation event is planned at the Great Danes Hotel in Hollingbourne on 6th and 7th March, with a Zoom consultation on the 8th March and an event is also planned at Lenham Community Centre on 9th March. There has been no publicity of the events. MBC Cllrs. Sams are asking how local people will be helped to get to the Great Danes. They have already asked that all the consultations be held in Lenham and a motion from P&R MBC committee meeting was that “most” of events should be in Lenham. The latest plans are against this MBC motion.

The latest article in the KM implies there are safety concerns for MBC officers attending public consultation events in Lenham, this appears to be an attempt to vilify the people of Lenham. Cllr. K Hammond has made a complaint to the KM about the article.

Cllr. S Heeley reported that the formal submission of the Regulation 19 is likely to be at the beginning of March prior to the MBC election Purdah, with a likely examination in September.

ACTION Cllr. J Britt to write to MBC and request further information on public consultations.

- c. East Lenham Farm – No new information.

ACTION Cllr. J Britt to ask P McCreery to chase up his email.

- d. New sports and recreation ground – Meeting postponed and will be rearranged.

ACTION L Westcott to rearrange meeting.

- e. Countryside, Old Ham Lane – Cllr. J Britt reported that Halletts are being chased by Countryside, but a clean copy of the draft s106 agreement has still not been provided.

- f. Abbey Homes, Old Ashford Road – Construction Traffic Management Plan has not been seen.

ACTION Cllrs. N Osborne and A Ratcliffe to approach site manager.

6. Response to Boundary Commission Consultation

Cllr. J Britt has shared his draft response to the consultation where he makes two proposals – one for the Harrietsham and Lenham ward boundary to stay the same and the other proposes to join it with four further Parishes to the North of both villages that are currently part of the North Downs ward.

The outline response will be recommended at full council.

7. Neighbourhood Plan Review

Cllr. J Britt reported that Paul McCreery has notified MBC that the review of the neighbourhood plan will be substantial. The formation of a working group is proposed to take forward the proposals in Paul's paper.

This will be recommended to full council.

8. Updates on other Development

Cllrs. J Britt, N Osborne and A Walmsley attended a meeting with West Kent Housing Association today regarding the S104 agreement with Southern Water Services. Halletts solicitors are reviewing the draft S104 for LPC.

It is essential that the adoption of the Paddocks sewer by Southern Water goes ahead but without any liability falling to the Council.

9. Highways Improvement Plan

Cllrs. J Britt and A Walmsley attended a meeting with KCC, it is likely that the 20mph limit for the village will have to be closer to the bend on Old Ashford Road.

The cost of the design study (to determine the positioning of Street furniture and Road markings) is being underwritten by Shellina. Further ongoing costs will have to be underwritten by LPC.

Cllr. S Heeley requested that the Lenham Heath 30mph project be next on the priority list.

ACTION Cllrs. K Hammond and S Heeley to review options at Lenham Heath.

10. Matters Arising from Planning Decisions

None reported.

11. Date of next meetings

Date of next meeting confirmed for 21st March 2022.

Meeting closed at 21:45