



Minutes of the Meeting of Lenham Parish Council
Held on Wednesday 6th March 2024 at 7:30pm at Lenham Community Centre

PRESENT Cllr. J Britt, Chairman presiding.

Cllrs. D Earl, D Garland, S Heeley, M Michaelas, J Murray, N Osborne, A Ratcliffe, D Turner & A Walmsley
J Bate (RFO), L Westcott (Clerk).

Public participation

4 members of the public present.

1 member of public reported there's always a puddle on the path outside the cricket ground. L Westcott will report this to KCC. They also asked where to report water leaks, Cllr. J Britt confirmed this is Southeast Water.

MBC Cllrs. T & J Sams provided the following update:

- They have received the sad news that Edina Williams has passed away, she was a parish cllr. about 35 years ago.
- With regards to the review of a part time post, they asked to draw councillors attention to the type of work required to be done, and if not considered a void will be left which will significantly impact the community and particularly the most vulnerable. Cllr. D Earl reported that it is likely that two new roles are required.

One member of the public introduced himself as the architect for the proposed development at Chapel Mill Farm.

The chair opened the meeting at 19:50.

23/152 Apologies for absence received.

Apologies were received and accepted from Cllrs. K Hammond and D Turner.

23/153 To receive declarations.

Declarations of interest on Agenda items. No declarations received.

Declarations to changes to the Register of Interests. No declarations received.

Requests for dispensations. No new requests received.

23/154 To request notification of intention to film, photograph or record any items.

There were none.

23/155 In accordance with the Public Bodies (Admission to Meetings) Act 1960, S1, the Council is to determine which items, if any, should be taken with the public and press excluded.

None raised.

23/156 To sign as a correct record the minutes of the Parish Council Meeting on 7th February 2024.

Cllr. D Garland proposed, Cllr. A Walmsley seconded and it was **RESOLVED** that the minutes of the meeting held on **Wednesday 7th February 2024** are a true record and were approved, adopted and signed by the Chairman of the Parish Council.

23/157 Progress of resolutions from 7th February (for information purposes only)

None reported that are not on agenda.

23/158 To Consider Nominations received to fill the vacancies in North Ward by co option

No nominations received.

23/159 To sign as a correct record the minutes of the Finance and General Purposes meetings on 26th February 2024

Cllr. D Garland proposed, Cllr. A Ratcliffe seconded and it was **RESOLVED** that the minutes of the F&GP committee meeting held on Monday 26th February are a true record and were approved, adopted and signed by the Chair.



- a. Cllr. A Ratcliffe proposed, Cllr. P Culver seconded and it was **RESOLVED** to accept the quote of £331 to replace the universal joint on the cantilever swing at Ham Lane play park **ACTION** L Westcott to instruct Safeplay.
- b. Cllr. A Ratcliffe proposed, Cllr. D Garland seconded and it was **RESOLVED** to accept the quote of £434.17+VAT to purchase a new dog waste bin for the Ham Lane/ Maidstone Road footpath. **ACTION** L Westcott to order bin.

23/160 Finance:

- a. Responsible Financial Officer Report - full report discussed at F&GP.
Bank balance at end of February - £241,740.02
Income of £75 cemetery fees and £9080 s106 fees.
Signatories – awaiting requested information from Cllr. K Hammond.
- b. To authorise payments:
A table of the payment list is included in the F&GP minutes. Cllr. D Earl proposed, Cllr. S Heeley seconded and it was **RESOLVED** to make the payments. Cllrs. N Osborne and D Garland will authorise the payments online.

23/161 To sign as a correct record, the minutes of the Planning and Implementation Committee meeting on 20th February 2024

Cllr. P Culver proposed, Cllr. J Britt seconded and it was **RESOLVED** that the minutes of the P&I Committee meeting held on Wednesday 20th February are a true record and were approved, adopted and signed by the Chair. Cllr. N Osborne has had some initial thoughts about road names for Countryside site. All agreed that orchards and apple types is a good theme, with pears or plums for the next phase.

- a. The following responses were agreed to Planning Applications:
24/500649/FULL, Dean Cottage, Warren Street – No comments.
24/500571/SUB, Runham Farm, Harrietsham – Re-iterate previous comments regarding hard surfacing.
24/500678/LBC, The Oast, New Shelve – No comments.
24/500616/SUB, Coast Cottage, West Street – quality of drawing less than expected, no comments.
24/500628/SUB, Land West of Loder Close, Lenham – No comments.
ACTION Cllr. A Walmsley to draft responses in line with above and circulate.

The chair request to suspend standing orders to allow a member of the public to explain the changes to the plans for the proposed dwellings at Chapel Mill Farm. All agreed, standing orders suspended at 20:28.
Standing orders reinstated at 20:45.

23/162 Maidstone Local Plan Review

Cllr. J Britt outlined the advice received from the barrister about a Judicial Review process and the areas that can be challenged. The notes have been circulated. The council needs to consider if the inspector finds the Local Plan sound with Heathlands included, should the options be explored to challenge the local plan.

The council **RESOLVED** that subject to the content of the inspector's letter, LPC should obtain a fee proposal from Barristers and Solicitors to continue to legally challenge the Local Plan.

- a. Cllr. S Heeley proposed, Cllr. A Ratcliffe seconded and it was **RESOLVED** to accept the quote of £2500 from P McCreery to support a legal challenge.
- b. Quotes from solicitors have been reviewed and the associated costs discussed.

23/163 To feedback on meeting with Helen Whately, KCC and Police regarding the A20

Cllr. J Britt circulated the notes from the meeting. KCC have agreed to review the whole A20. The lines will be repainted, the police will carry out speed checks and LPC will cut back the trees.

23/164 Update on plans for REME Freedom of the Parish of Lenham event – 23rd June 2024

Cllr. A Ratcliffe provided an update on plans for the event and asked who cllrs. think should be included on the VIP list. Cllr. J Murray stated the Red Lion have gazebos that can be used.



23/165 To delegate consideration of part time post to F&GP

Cllr. D Earl outlined what the part time post is likely to cover. All agreed to review the job description at F&GP and agree on timescales. **ACTION** L Westcott to circulate the proposed job description.

23/166 To consider quote of £380 from Down to Earth to cut back trees along the A20 sightline

Cllr. A Walmsley proposed, Cllr. D Garland seconded and it was **RESOLVED** to accept the proposed quote of £380 from Down to Earth for cutting back the trees along the A20 sightline.

23/167 Plans for Annual Parish Meeting – Friday 19th April

L Westcott updated on plans for the parish meeting. **ACTION** Cllr. A Ratcliffe to request a quote from catering contact.

23/168 Feedback from liaison meeting with Lenham Wanderers Football Club (LWFC)

Cllr. A Walmsley reported on a positive meeting held with LWFC. It was made clear that liaison over the next 6 months will be critical while work is ongoing to widen Old Ham Lane and at the Countryside site adjacent to the WPF. They will decide on a new representative for P&I. The proposed MoU will be discussed at the next LWFC committee meeting.

23/169 Elections – Update on timescales and process

L Westcott reminded all cllrs. to return forms to the office by 22nd March.

23/170 Update from meetings attended/ planned

- a. Cllr. J Britt attended the Patient Participation Group meeting and passed on details of the complaints LPC have received about the surgery.
- b. The meeting with Kent Downs regarding the Cross and potential UNESCO Geopark will be held on 13th March.

23/171 Projects

- a. Cllr. J Britt stated that MBC have provided a contact for the RB plant/ car park extension.

23/172 Correspondence

L Westcott reported that complaints have been received from members of the public regarding the state of Royton Avenue due to vehicles driving over the kerb and grass. Reports state that the vehicles causing the issue are making deliveries to 3 Chilston Road where an extension is being built.

The meeting closed at 22:20

Signed as a true record on this day 3rd April 2024.....

Chairman of Lenham Parish Council