



Report of the Planning and Implementation (P&I) Committee Tuesday 28th March 2023 at 7:30pm

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

Public Participation 1 member of the public

1. Apologies for Absence:

No apologies received.

2. Declarations of Interest:

R Greenwood and V Woollven declared a conflict of interest arising from the land to the rear of Tithe Barn. Cllrs. P Culver and N Osborne 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 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 20th February 2023

All agreed that the minutes were accurate. Points to note:

- a. Frogmore Walk (23/500213/FULL) – planning application refused by MBC.
- b. The Barn Fairview, Faversham Road (23/500533/FULL) – response submitted as agreed.
- c. Boundary of WPF and Loder Close – R Young has taken some photos of the boundary which show gaps on the boundary, planning approval included complete closure of boundary. Cllr. A Walmsley has requested a meeting with the developers.
- d. Old Ashford Road car wash – new shelter constructed is with MBC enforcement, a retrospective application may be submitted.
- e. Cllr. A Walmsley has arranged a meeting with KCC Highways for tomorrow – 29th March.

4. Maidstone Road Car park Extension

Cllr. A Walmsley invited the member of the public from RB Plant to speak and the proposals were displayed on the screen. Garden space within the RB Plant property could be utilised to allow for an extension of the Maidstone Road car park which would also provide RB Plant with rear access to their property. An agreement would need to be drawn up between LPC and RB Plant with MBC involved as land owners. Cllr. A Ratcliffe reported that the mature trees in the area may be required to be kept and plans could be drawn to incorporate the trees.

ACTION LPC will write to MBC to support the request for access to RB Plant site.

ACTION RB Plant will write a letter requesting a right of access through the car park.

ACTION Tree survey will need to be completed ASAP. L Westcott to try to contact again.

5. Current Planning Applications

- a. 23/500881, Downtown Victorias Leisure, Ashford Road, Kent, ME17 1BL

Cllr. A Walmsley has drafted a response of objection, Cllr. N Osborne asked what LPC would wish to see at this site as an objection to housing has previously been made, the main concern is traffic and safety pulling off and onto the A20. All agreed not to object to current application. LPC had previously requested that the food truck be granted a street traders licence but limited for order and collection only, no detail has been provided on the second hand car sales part of the site and LPC would not want to see illuminated road signage.

ACTION Cllr. A Walmsley to update response in line with discussions.

- b. 43 High Street – all agreed with draft response.

ACTION L Westcott to submit response.

- c. 9A High Street – the listed building consent application has been withdrawn.
- d. Sunny Hill View (22/505246) – LPC objected to this application, all agreed to call it into committee.
ACTION L Westcott to confirm with planning officer.
- e. Wyndrush – appeal documents have been submitted and are available for comment.
- f. Little Dene – due to go to planning committee in April.
- g. Doctors Surgery – transport assessment requested.
- h. The Harrietsham development at Firwood has been rejected at the appeal stage

6. Consultation on proposed 5G mast in Harrietsham

LPC have been consulted on a proposed 5G mast in Harrietsham. This does not directly affect Lenham parishoners, all agreed the response should be in support of Harrietsham PC's views.

ACTION L Westcott to contact Harrietsham PC for their views.

7. MBC Local Plan Review

Cllr. J Britt reported there is an outline plan for the Stage 2 hearings and LPC have requested to speak.

Cllr. K Hammond reported that more information is due to be provided by MBC in April. Cllr. S Heeley summarised he quote received from the transport consultant, this does not include access to KCC modelling runs, but a quote can be obtained for these.

- a. All agreed to recommend quote from planning consultant for approval at full council.
- b. All agreed to recommend quote from Transport consultant plus additional quote from drainage consultant for approval at full council.

8. Neighbourhood Plan Review

Cllr. J Britt reported that the next meeting with MBC is planned for June 2023.

9. Update on Workplan

- a. Countryside – Contracts for the sale to be approved by full council and are ready for signing. The S106 documents are due to be delivered on 30th March.
Cllrs. J Britt and A Walmsley plus L Westcott are required to sign them and R Greenwood has agreed to sign as an independent witness. This will take place at 11am on 11th April at parish office.
- b. Abbey Homes – sales office has been set up.

10. Updates on other Development

- a. Ham Lane footpath – Quotes received for new fencing and surfacing. New fence will be recommended for approval to full council, more information is required on a reduced re-surfacing option.
Action Cllr Walmsley to obtain quotes for patching the path surface and for grinding the stumps remaining on the footpath behind the Cricket Pavilion. Once available P&I would recommend to Council that these be submitted to MBC with a view to releasing 106 moneys,
- b. Gypsy, Traveller and Show People consultation by MBC.
ACTION Cllr. J Britt will review and provide notes to all.
- c. Cllr. A Ratcliffe reported on the meeting with the nursery, they are keen to get started, but still awaiting outcome from CIL bid.
- d. Chilston Sand pit has requested a further 9 months to complete restoration.
- e. LPC has received correspondence from the Football Federation suggesting that Local Councils could apply for grants to improve grass football pitches. It was suggested that perhaps funding could be secured to dig out the silted drainage ditch between the WPF and the Loder Close development.

Action L Westcott to ask the Football federation for more detail and enquire if drainage is one of the areas likely to be covered.

11. Highways improvement Plan

Cllr. A Walmsley reported that he is meeting with KCC Highways tomorrow, main items for discussion will be the pavement on the High Street, a zebra crossing at the Primary School and the Pilgrims Way.

12. Matters Arising from Planning Decisions

None noted.

13. Date of next meetings

Monday 24th April.

Meeting closed at 21:50

Signed as a true record on this day 5th April 2023.....

Chairman of the Planning and Implementation Committee