



## Report of the Planning and Implementation (P&I) Committee Monday 25<sup>th</sup> July 2022 at 7:30pm

**PRESENT** Cllr. A Walmsley, Chairman presiding.  
Cllrs. J Britt, S Heeley, N Osborne & A Ratcliffe  
V Woollven, R Young, P McCreery (planning consultant) & L Westcott (Clerk)

### Public Participation

No members of the public present.

#### 1. Apologies for Absence:

Apologies received and accepted from Cllrs. M Cockett, P Culver & K Hammond. Apologies also received and accepted from R Greenwood.

#### 2. Declarations of Interest:

V Woollven declared a conflict of interest arising from the land to the rear of Tithe Barn. 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 20<sup>th</sup> June 2022

All agreed that the minutes were accurate, points to note:

- a. Cllr. A Walmsley reported that he had contacted MHS Homes to request that all residents are aware of the wider construction plans for the site.
- b. Cllr. A Walmsley has written to MBC regarding the trees on the Abbey Homes site (Old Ashford Road), they confirmed that planning was agreed in principle to remove the trees in the SW corner of the site.

#### 4. Current Planning Applications

- a. 6 Robins Close – Cllr. A Walmsley reported that LPC have objected to this planning application as the building line will not be kept in line with others in the road and there is no allowance for access to the rear of the property for wheelie bins.
- b. Little Dene Cattery – Cllr. J Britt reported that there was no new information but this application must be regularly reviewed.
- c. East Lenham Farm – P McCreery reported that the planning application has been resubmitted along with an amended Nutrient Neutrality Report. P McCreery advised that LPC ensure the wording of the s106 is clear and legal advice should be sought. This will be discussed with MBC on 1st August.

#### 5. MBC Local Plan Review - Preparing for independent inspection

Cllr. S Heeley reported on the meeting held with legal representatives. A letter has been sent by them on behalf of LPC to the inspector stating concerns about the timescales for submission of documents by MBC. The inspector has replied today stating that he will give equal weight to verbal and written representations but will be sticking to the published timetable. A meeting was also held with a transport consultant who has quoted £6150 for providing a written representation and attendance for two days at the hearing. Third party funding maybe available for this area of work.

Confirmation of attendance and representation at the hearings needs to be emailed to the programme officer by 29<sup>th</sup> July.

**ACTION** P McCreery to draft an email for L Westcott to send to programme officer.

Cllr. J Britt reported that the solicitors have provided an accurate quote for their fees, this is in line with what has previously been agreed.

## **6. Neighbourhood Plan Review**

Cllr. J Britt confirmed that the work being completed for the MBC local plan inspection will also be used for the NHP Review. A letter has been received from MBC requesting a site delivery statement for the William Pitt Field for the MBC local Plan.

**ACTION** Cllr. J Britt and P McCreery will raise this with MBC at meeting on 1<sup>st</sup> August.

## **7. Update on Workplan**

- a. MHS Homes – Cllr. A Walmsley reported that there have been complaints about the road layout on the railway bridge. Cllr. S Heeley recommended that LPC request the post development road safety audit report.

**ACTION** Cllr. A Walmsley to request road safety audit.

- b. Jones Homes – It is believed that building has begun on every plot.

## **8. Updates on other Development**

- a. Charing NHP – Cllr. A Walmsley presented the draft response. Charing PC advised to not mention Heathlands, but Cllr. J Britt doesn't agree with this and feels the plan has to be mindful of proposed development to the West. The draft response was discussed and agreed.
- b. Social Club – L Westcott reported that a few complaints have been received about noise and breaching of planning conditions. LPC has no jurisdiction over noise so recommendations are to contact MBC Enforcement and Environmental Health.
- c. Warren Lands, Sandway – Cllr. J Britt reported that new equipment has been brought onto the site.

## **9. Highways improvement Plan**

Cllr. A Walmsley reported that KCC have confirmed there were no objections to the formal 20mph consultation.

Cllr. A Ratcliffe reported that he has a contact that will look at cycle routes around Lenham as part of the NHP.

## **10. Matters Arising from Planning Decisions**

None reported.

## **11. Date of next meetings**

Date of next meetings confirmed for 25<sup>th</sup> August 2022.

Meeting closed at 22:00