



Report of the Planning and Implementation (P&I) Committee Monday 26th June 2023 at 7:30pm

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

Public Participation

17 parishioners present.

16 members of the public were present to discuss the street trading licence application at the bottom of Rayners Hill. They are all very unhappy about the lack of consultation with local residents from MBC. The consultation period for a street traders licence is currently at 100m, this means no one on Rayners Hill or Highbourne Park were consulted and knew nothing about the application. The residents are deeply concerned about the impact on the AONB and also Highways safety. They are pleased LPC have highlighted these issues as an objection to MBC. LPC confirmed that they will notify the residents when further information is received from MBC.

1 member of the public raised concerns over the proposed tyre bay building at the Old Coach Park and the noise that this generates. All agreed to object to this due to noise issues and the design of the building not being in line with the NHP. There were concerns expressed over the number of retrospective applications submitted for this site.

Chair opened the meeting at 20:15.

1. Apologies for Absence:

- a. Apologies received and accepted from Cllr. K Hammond.

2. Declarations of Interest:

- a. V Woollven and R Greenwood declared a conflict of interest arising from the land to the rear of Tithe Barn. Cllr. 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 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.
- b. V Woollven also declared an interest over the land of the location of the proposed street traders licence.
- c. Cllr. N Osborne declared an interested in the Lenham Surgery proposals as Community Centre chair.

3. Minutes from P&I Committee Meeting 22nd May 2023

- a. All agreed that the minutes were accurate.

4. Current Planning Applications

- a. Please see separate planning decisions report for agreed comments.

5. MBC Local Plan Review

- a. Cllrs. J Britt reported that the stage 2 hearings are over and we await the Inspectors response.

6. Neighbourhood Plan Review

- a. Cllr. J Britt reported that the initial payment has been received for the sale of the strip of land at the WPF.

7. Update on Workplan

- a. Land rear of Loder Close – work currently stopped onsite, due to begin again in a few weeks with completion target of January 2024. Optivo have been taken over by Southern Homes, they have agreed to the installation of a fence on the WPF boundary.
- b. Countryside – sale of strip of land agreed, timescales unknown. Condition survey will be required prior to moving play equipment.

8. Updates on other Development

- a. Wyndrush – Paul McCreery represented LPC at the appeal which has been refused.
- b. Frankie and Finn Street Traders Licence covered in public participation.
- c. Lenham Surgery – Cllr. N Osborne has received a quote of £80-£100K for the car park. Further discussions involving the local MP are planned to ascertain if NHS 106 moneys can be made available to refurbish the community Centre Park to make spaces available for the Surgery.
- d. 3 Chilston Road, Lenham – Cllr. J Britt attended and spoke at committee – application was accepted.
- e. Mineral and waste Consultation – Cllr. A Walmsley reported that although the consultation only covered the proposed changes (not affecting the Chapel Farm soft sand quarry) it was considered that comment should be made in respect of the following:
 - i. The existing plan details that the existing Lenham Heath site will be returned as a Nature Park – yet it would now appear that this could be part of the Heathlands Development and designated for housing. Will the plan be amended in future?
 - ii. Comment should be made regarding lorries from the existing quarry using the Lenham Heath Road and the need to ensure that the Chapel Farm quarry does not have access to the Lenham Heath Road.
ACTION Cllr. A Walmsley to contact Shellina Prendergast to ascertain the best way of doing this.

9. Highways improvement Plan

- a. Possible HIP addition of two slow signs and road marking at Platts Heath - All agreed that it is not a priority to add this to the HIP, LPC have already paid for the 30mph to be extended and a gate sign on entrance to Platts Heath.
- b. Alms house/High Street pavement extension – All agreed to pay £326 towards costs for final design, for recommendation to full council.

10. Matters Arising from Planning Decisions

None noted.

11. Date of next meetings

Wednesday 19th July – swap with F&GP as trial for three months.

Meeting closed at 22:00

Signed as a true record on this day 5th July 2023

Chair of the Planning and Implementation Committee