



Report of the Planning and Implementation (P&I) Committee Monday 9th January 2023 at 7:30pm

PRESENT Cllr. A Walmsley, Chairman presiding.
Cllrs. J Britt, M Cockett, A Ratcliffe, S Heeley & P Culver
R Greenwood, V Woollven

Public Participation

Members of the public were present to discuss the revisions to the proposals for 9A High Street, Lenham. The Chair took everyone through LPC's proposed response and this was agreed.

1. Apologies for Absence:

Apologies received and accepted from Cllrs. K Hammond & N Osborne, plus L Westcott (Parish Clerk)
Cllr. J Britt agreed to take the minutes in the clerk's absence.

2. Declarations of Interest:

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.

3. Minutes from P&I Committee Meeting 21st November 2022

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

- Cllr. S Heeley to draft a response to the Kent Minerals Plan consultation – Cllr. Heeley reported that the current consultation has no direct impact currently, but we need to be mindful of changes as the plan develops.

4. Current Planning Applications

- a. 9A High Street, Lenham, Maidstone, Kent, ME17 2QD (22/505650/FULL and 22/505651/LBC) – Cllr. A Walmsley reported on the revisions to the proposal and the response from LPC was agreed. The closing date for responses was noted.

5. MBC Local Plan Review

Cllrs. J Britt and S Heeley provided a brief summary of the current position. All councillors have had the Inspector's letter circulated to them. LPC has arranged for a brief discussion with the legal representative to assess potential next steps (date to be confirmed). Cllr. J Britt had managed to get an early article into the KM and had circulated this via social media.

6. Neighbourhood Plan Review

There is no activity other than that circulated to all councillors recently. The regular meeting with MBC is scheduled for 17 January, this will be reported back at the next P&I. Other meetings are being scheduled and dates will be circulated.

7. Update on Workplan

- a. Land rear of Loder Close – no update, although Cllr. J Britt did want it noted that he had asked for a follow up to LPC’s application to the KGO about what happened at the time. This is being followed up.
- b. Heathlands – this is covered by item 6
- c. Sports and recreation – on hold (a resolution to the Stodmarsh situation is still outstanding)
- d. East Lenham Farm – as above
- e. Lenham Springs – Safety equipment around the pond had not been installed – developers have promised swift action
- f. William Pitt Field – the discussions over the sale of a strip of land to Countryside continue. There is now a draft S106 which carries details of the type and number of social housing units.
- g. Abbey Homes - a report detailing the mitigation for the 102 homes has appeared on the planning website – LPC needs to comment. (The document has since been withdrawn)
- h. Jones Homes – no update

8. Updates on other Development

- a. **Warren Lands update** – Cllr. J Britt reported that the appeal against the refusal for Lawful Development (Oct 2022) – a site visit by the Planning Inspector took place today (9 January 2023) Cllr. J Britt to contact MBC and establish the position on the current activity relating to this site.

9. Highways improvement Plan

The development of the 20mph zone moves forward. KCC has been paid (by LPC) to implement the upgrade and KCC Highways indicate this will happen within 12 weeks, weather and other works notwithstanding.

10. KCC Development Guide

Cllr Walmsley to resend the link for all to consider.

11. Matters Arising from Planning Decisions

None noted.

12. Date of next meetings

20th February at 19:30 (an additional date of 30 January was pencilled in should this be required)

Meeting closed at 21:00

Signed as a true record on this day 1st February 2023.....

Chairman of the Planning and Implementation Committee