



Report of the Planning and Implementation (P&I) Committee

Monday 31st January 2022 at 7:30pm

PRESENT Cllr. A Walmsley, Chairman presiding.
Cllrs. J Britt, P Culver, K Hammond, S Heeley, N Osborne & A Ratcliffe.
R Greenwood and V Woollven
P McCreery (Planning Consultant) via Zoom, L Westcott (Clerk)

Public Participation

No members of the public in attendance.

1. Apologies for Absence:

Apologies received and accepted from Cllr. M Lowe and R Young.

2. Declarations of Interest:

V Woollven and R Greenwood declared a conflict of interest arising from the land to the rear of Tithe Barn, N Osborne and 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, 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.
R Greenwood also declared an interest in the application to fell trees at Barnside Cottage.

3. Minutes from P&I Committee Meeting 20th December 2021

All agreed the minutes were an accurate record of the meeting. Points to note:

- Former Victoria's site – permission has been refused by MBC.
- Cllr. A Walmsley has viewed the new building being constructed in the garden of Parapet House, it does appear to be in line with the agreed plans.

4. Planning Applications to be considered

Only three applications were received in January, all replied to with no comment.

5. Update on Workplan

- a. Land rear of Loder Close – V Woollven reported that one of the neighbours of the site has sent an email to MBC Cllrs. complaining of the noise and disruption. The promised newsletter from the developer has not been forthcoming.
ACTION L Westcott to contact Penenden Homes regarding the newsletter and cc Cllrs. Sams.
ACTION Cllrs. A Walmsley and J Britt to draft a response to the neighbour.
ACTION Cllr. J Britt to ask Solicitors for an update to LGO complaint.
- b. Heathlands – Cllr. K Hammond reported that there has been a lot of media coverage recently with Cllr. J Britt being interviewed on BBC SE. More media coverage is being planned in line with other organisations and groups. Cllr. S Heeley reported that MBC have recently claimed that 30% of landowners have signed up and the rest are in line to sign, it is not clear what sort of agreement has been signed.
- c. East Lenham Farm – R Greenwood reported that there were some questions regarding the diversion of the footpath by the landowner.
ACTION Cllr. A Walmsley to contact landowner.
- d. New sports and recreation ground – Next meeting planned on 24th February between Cllrs.
ACTION P McCreery to chase land agent for agreement outside of S106.

- e. MHS Homes, Headcorn Road – Cllr. A Walmsley reported that he attended a meeting with the developer. Phase 1 has been delayed due to overhead cables; this is now scheduled to be completed by the end of March. Phase 2 should be finished by the end of May. The play area will be the last part of phase 2, it is hoped this will open in June with an opening ceremony. The drawings for the play area will be shared.
- f. Countryside, Old Ham Lane – Cllr. J Britt reported that the S106 has been received in draft form without drawings and the comments redacted. P McCreery stated that LPC will have to see a final draft of the document in order to agree to signing it, at least one month should be allowed for LPC to consider the final draft.

ACTION Cllr. J Britt to contact agent to discuss LPC position.

6. Neighbourhood Plan Review

P McCreery has provided a Project Report and Recommended Strategy for the Lenham Neighbourhood Plan First Review. MBC have asked if this will be a minor or substantial review, LPC need to confirm this as a substantial review. Information will need to be gathered to assess what additional allocations beyond 2031 can be made. Cllr. K Hammond proposed and Cllr. N Osborne seconded and it was **RESOLVED** to recommend the Policy be adopted at full council.

ACTION L Westcott to arrange a meeting for P McCreery with Cllrs. to discuss further.

7. Update on MBC Local Plan Review

Nothing further to report.

8. Updates on other Development

- Cllr. N Osborne visited the White Horse site, there will be 17 bedrooms in line with the permitted plans. The minor amendment made to the planning permission was regarding site levels. It is an 18 month build contract with a likely opening planned for August 2023.
- Cllr. K Hammond asked what the permission for Chapel Mill Farm was for.
ACTION Cllr. A Walmsley to find existing permissions and send to Cllr. K Hammond.
- Cllr. A Ratcliffe reported that the building at the Old Piggery (The Malthouse, Mansion Farm) has been knocked flat.
ACTION Cllrs. A Walmsley and A Ratcliffe to review permissions granted.
- MBC have requested suggested locations for Gypsy, Traveller and Travelling Showpeople accommodation. It was apparent from discussions that no one knew the information of the existing sites in the parish.
ACTION L Westcott to add locations and information of existing sites to knowledge base.

9. Highways Improvement Plan

Cllr. A Walmsley reported that KCC have provided the traffic survey results. This found that the traffic on Old Ashford Road near Glebe Gardens is too fast and mitigation measures will be required. A meeting has been arranged with KCC for 15th February to discuss the next steps.

10. Road Names on new developments

There were lots of suggestions regarding proposed road names for the Old Ashford Road site. Lenham Heritage have suggested names in relation to the archaeological history of the site, former doctors names were suggested as the site is adjacent to the surgery and names from the war memorials were suggested due to the close proximity to the cemetery and Cross.

ACTION Cllr. N Osborne to review the history of names in the cemetery and see if there is anything appropriate.

11. Matters Arising from Planning Decisions

None reported.

12. Date of next meetings

Date of next meeting confirmed for 21st February 2022.

Meeting closed at 21:50