



Report of the Planning and Implementation (P&I) Committee Monday 20th June 2022 at 7:30pm

PRESENT Cllr. A Walmsley, Chairman presiding.
Cllrs. J Britt, K Hammond, M Lowe & N Osborne
P McCreery (planning consultant) & L Westcott (Clerk)

Public Participation

1 member of the public presented the planning application for 4 dwellings they will be submitting for land adjacent to 62 Maidstone Road, Lenham. A newsletter has been sent to local residents and LPC showing details of the plans. Cllr. M Lowe asked what would be done about pollution levels being so close to the A20, P McCreery stated that additional trees should be considered. Cllr. J Britt stated that the lack of a pavement up to the site along Maidstone Road is a safety concern. Cllr. A Walmsley stated that noise from the A20 will be a concern along with the high speeds of the traffic coming from the A20 down Maidstone Road, and as the proposed development would be discharging foul sewage to the Lenham WWTW, it will be subject to Natural England's requirements on nutrient neutrality. Cllr. N Osborne stated that the site was not included in the Lenham Neighbourhood Plan. The member of the public thanked the committee for their constructive comments and the Chair thanked him for coming.

The chair opened the meeting at 20:10.

1. Apologies for Absence:

Apologies received and accepted from Cllrs. M Cockett and A Ratcliffe. Apologies also received and accepted from R Greenwood, V Woollven and R Young.

2. Declarations of Interest:

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 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 23rd May 2022

- a. Cllr. K Hammond reported that the last sentence in Point 7 wasn't very clear and asked if it could be reworded. Cllr. A Walmsley stated that he agreed and understood the point being made. Suggested rewording...
" it was agreed we would continue to research and start the necessary assessments as part of the information needed to support the neighbourhood plan review as outlined in the policy adopted by LPC (prepared by P McCreery). It was also confirmed we would need to engage experts to help with the assessments. It was also agreed consultations will take place at the right time".
- b. Cllr. M Lowe stated he had previously made the point that S106 money will be required for sports and recreation before being applied for the nursery, but this was not recorded under point 5 in the minutes – L Westcott stated that this was because he was not at the meeting, but the points would be recorded in this meeting's minutes.
- c. Cllr. J Britt reported that the meeting with MBC was scheduled for 6th July. Cllr. K Hammond requested name badges for this.

ACTION L Westcott to ensure name badges are available.

- d. Cllr. A Walmsley has written to the Lenham School and they will ensure the concerns are relayed to parents through their next newsletter.
- e. A resident at the Old Goods Yard site has spoken to T&J Sams regarding potential traffic calming on Arrow Way. There were discussions that MHS Homes should ensure that all the residents are aware of the wider construction plans for the area.

ACTION Cllr. A Walmsley to write to MHS Homes.

4. Current Planning Applications

- a. Old Dairy Site, Old Ashford Road – a number of issues have been raised and Cllr. A Walmsley has drafted a response. All agreed with points included to be submitted to MBC.

5. MBC Local Plan Review - Preparing for independent inspection

Cllr. J Britt reported that MBC has until 24th June to respond to the independent inspector's initial comments. Cllr. J Britt has drafted a paper for agreement at full council, this sets out who will represent LPC at the inspection.

ACTION Cllr. J Britt to circulate paper and introductory note.

6. Neighbourhood Plan Review

P McCreery reiterated the Policy adopted by LPC in December 2021 and explained that a review of the NHP provides the inspector with a "plan B" alternative. Cllr. P Culver is concerned what plan B could look like, but the details will not be known at this stage. It is to present an idea, see what the inspector says and then consult. Cllr. N Osborne is concerned that consultation should take place at an earlier stage.

7. Update on Workplan

- a. Abbey Homes – L Westcott reported on the Facebook post regarding cutting of trees on the site boundary, LPC have not been contacted directly. Cllr. N Osborne has viewed the works and the tree removal looks to be due to the construction of a path. This is likely to have been approved as part of the planning application.

ACTION Cllr. A Walmsley to review planning application and determine if MBC should be contacted.

8. Updates on other Development

- a. Warren Lands, Sandway – Cllr. J Britt reported that caravans have been removed from the site, but a digger and vehicle remain. The site looks a mess and the Police and Land Sherriff's have been involved.
- b. Charing NHP – L Westcott has circulated the consultation information on Charing's NHP, all agreed that LPC should provide a supportive response.
- c. Car Park extension – Cllr. J Britt met with RB Plant to initiate discussions to lease land from them to extend Maidstone Road car park.

9. Highways Improvement Plan

No updates.

10. Matters Arising from Planning Decisions

None reported.

11. Date of next meetings

Date of next meetings confirmed for 25th July 2022.

Cllr. A Walmsley stated that he will not be available for the P&I meeting in August, everyone agreed to change the date to **Thursday 25th August**.

ACTION L Westcott to amend room booking.

Meeting closed at 22:00

Signed as a true record on this day 6th July 2022

Chairman of the Planning and Implementation Committee

