



Minutes of the Planning and Implementation (P&I) Committee Wednesday 18th October 2023 at 7:30pm

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

Public Participation

1 member of the public present from Sandway reported on their experience of nuisance activities taking place at the Warren Lands site. They are concerned with the latest planning application made for a gypsy and traveller site at this location. The applicant does not own the land nor have permission to make the application. There is a concern that if this planning application is granted, it will lead to adjacent fields being used for a similar purpose.

The Chair opened the meeting at 8pm.

1. Apologies for Absence:

Apologies received and accepted from Cllrs. P Culver and K Hammond.

2. Declarations of Interest:

V Woollven declared a conflict of interest with St Mary's Church and land arising from the land to the rear of Tithe Barn. Cllr. N Osborne declared a conflict of interest to land to the east of Old School Close, Cllr. J Britt declared a conflict of interest in relation to Warren Lands, Sandway. 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 20th September 2023

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

- a. Cllr. A Walmsley drafted a response to Hay Meadow that L Westcott sent to MBC.
- b. Cllr. J Britt has requested an update on the street trading licence application, a response has not been received.
- c. Cllr. J Britt reported the information on Sunny Hill equestrian has disappeared from the website.

4. Current Planning Applications

Please see Appendix A for the planning decisions report with agreed comments.

A consultation has been received from MBC on a proposed permanent TPO being made on the thuja tree in the churchyard. A response to this will be drafted for review at F&GP as well as a response to MBC about the process.

ACTION Cllr. A Walmsley to draft a response to TPO consultation for consideration.

ACTION L Westcott to draft a letter to MBC regarding the process.

5. MBC Local Plan Review

Cllrs. J Britt reported on the consultation of the main modifications, he has spoke to the planning consultant and legal team. A meeting has also been held with Niel Baker of KCC regarding access to the traffic model. Cllr. S Heeley stated that LPC need to offer firm alternatives to the proposed policy working.

6. Neighbourhood Plan Review

Nothing new to report.

7. Update on Workplan

- a. Land adjacent to Loder Close – Newsletter received and circulated. Fence has been installed on WPF boundary.
- b. East Lenham Farm – still not progressed, but Natural England have suggested that mitigation in general is possible.
- c. Countryside – Price agreed with landowner, a letter is due to LPC.
- d. Abbey Homes – ground works are being finished on homes facing Old Ashford Road.

8. Updates on other Development

- a. Ham Lane/ Maidstone Road footpath – Cllr. A Walmsley reported that phase 3 plans are progressing. Cllr. D Garland is contacting Golding Homes about the trees and Cllr. A Walmsley is collating quotes for the surface.
- b. WPF – Cllr. A Walmsley is drafting a Memorandum of Understanding with Lenham Wanderers FC. L Westcott asked that this is checked with the RFO.

9. Highways improvement Plan

- a. High Street pavement – Cllr. A Walmsley reported that the design is due. L Westcott asked that the neighbour adjacent to the Chinese be consulted on the plans when available.

10. Matters Arising from Planning Decisions

- a. Cllr. N Osborne reported that surveyors have been seen in land behind Croft Gardens and Old School Close.
- b. Robins Avenue/allotments boundary – L Westcott reported that a letter has been sent to the owner with the advice from HLAA regarding maintaining a path between allotment plots and the main site boundary.
- c. Cllr. A Ratcliffe reported that the COF application has closed for this period, an application for the WCs was not submitted as the quotes hadn't been received. Hopefully these should be ready soon and in advance of the next application window.

11. Date of next meetings

The next P&I committee meeting will be held on 15th November.

Meeting closed at 21:30

Signed as a true record on this day 1st November 2023

Chair of the Planning and Implementation Committee

Appendix A

Application Number	Address	Comments
23/504393/FULL	Raglands Dicky Lane Lenham Maidstone Kent ME17 2DD	No Comment
23/504323/SUB	3 Chilston Road Lenham Kent ME17 2PR	No Comment
23/504472/TCA	The Dog And Bear Hotel The Square Lenham Kent ME17 2PG	No comment subject to the considerations of the tree officer.
23/504484/TCA	1 Atwater Court Lenham Kent ME17 2PW	No comment
23/504496/TPOA	Lenham Square The Square Lenham Maidstone Kent ME17 2PQ	No Comment