



Report of the Planning and Implementation (P&I) Committee Monday 20th February 2023 at 7:30pm

PRESENT Cllr. A Walmsley, Chairman presiding.
Cllrs. J Britt, P Culver, S Heeley, N Osborne & A Ratcliffe
R Greenwood, R Young, L Westcott (clerk)

Public Participation 6 members of the public

1 member of the public presented additional information in relation to the planning application at 62 Maidstone Road, including reduction from 4 dwellings to 2, acoustic fencing will be erected and trees will remain. KCC have no objections with regards to traffic speeds. Approval from Natural England is awaited. Cllr. A Walmsley said LPC would consider the information on the LPC points and the response would be agreed at the next LPC meeting.

4 members of the public from Platts Heath reported on a recent visit by MBC planning officers to Platts Heath school playing field, there are concerns the field is being assessed for development. LPC will follow up on this with KCC and MBC cllrs.

1 member of the public requested information regarding the planning process and how neighbours are notified of proposals. Cllr. A Ratcliffe confirmed that neighbours are generally notified the same time that public notices go up.

1. Apologies for Absence:

Apologies received and accepted from Cllr. K Hammond & V Woollven

2. Declarations of Interest:

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 9th January 2023

All agreed that the minutes were accurate.

4. Current Planning Applications

a. 23/500213/FULL Land adjacent to Frogmore Walk, Lenham, ME17 2JS

Erection of a new two bedroom end of terrace dwelling and associated landscaping (Resubmission of Planning Application ref: 20/503737/FULL)

Cllr. A Walmsley reported that this is resubmission and there are unlikely to be further points to add to the previous LPC response. The main concern is ownership of the land, it is believed MBC still own the land and the owners of the property have claimed it.

ACTION Cllr. A Walmsley to draft a response based on previous response and land ownership issues.

b. 23/500533/FULL The Barn Fairview, Faversham Road, Lenham, ME17 2EX

Retrospective planning permission for the erection of a replacement barn to be used as holiday let accommodation with associated parking/access and landscaping. (Resubmission of 21/501230/FULL).

Cllr. A Walmsley reported that this is proposed to be used a holiday let. Cllr. A Ratcliffe stated that the footprint of the building hasn't changed. All agreed no objections.

ACTION Cllr. A Walmsley to draft a response.

5. MBC Local Plan Review

Cllr. J Britt reported that P McCreery has written a draft response to the stage 2 hearings. All agreed to send this response.

ACTION L Westcott to add response to headed paper and send to programme officer.

6. Neighbourhood Plan Review

Cllr. J Britt reported that no further information has been received from Homes England.

7. Sale of strip of land at the William Pitt Field

Cllr. J Britt reported that LPC are waiting for the lawyer to send clean copies of all documents. No new comments should be sent at this point.

8. Update on Workplan

- a. Land rear of Loder Close – no update, R Young reported that the boundary with the WPF is not yet complete. Cllr. A Walmsley will check on site.
- b. Abbey Homes – the marketing suite had been opened.

9. Updates on other Development

- a. Car wash – Concerns were raised about a new shelter constructed on site.
ACTION Cllr. A Walmsley to look into this.
- b. Ham Lane to Maidstone Road footpath to be closed this week for tree works.

10. Highways improvement Plan

Cllr. A Walmsley reported that there are no updates from KCC on the 20mph project.

ACTION Cllr. A Walmsley to set up a meeting with the new KCC contact.

11. KCC Development Guide

Cllr. A Walmsley reported that no comments have been received.

12. Matters Arising from Planning Decisions

None noted.

13. Date of next meetings

Tuesday 28th March.

Meeting closed at 21:30

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

Chairman of the Planning and Implementation Committee