



Report of the Planning and Implementation (P&I) Committee Monday 26th September 2022 at 7:30pm

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

Public Participation

6 members of public present, the chairman invited the members of the public to speak at the relevant points on the agenda.

1. Apologies for Absence:

Apologies received and accepted from Cllrs. M Cockett, S Heeley & K Hammond.
Apologies also received from P McCreery and V Woollven, plus R Greenwood post meeting.

2. Declarations of Interest:

Cllrs. 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 25th August 2022

All agreed that the minutes were accurate.

4. Insurance Quotation

L Westcott reported that the insurance quote for the coming year is £2722.58, covering the same as last year. Cllr. N Osborne proposed and Cllr. A Ratcliffe seconded and it was **RESOLVED** to recommend acceptance of the quote to full council.

5. Current Planning Applications

a. 22/504146/FULL Blue House Farm Warren Street, Lenham, Maidstone, Kent, ME17 2ED

Input was received from 3 members of the public. 1 member of the public (the applicant) and another (his architect) presented the amended proposals for the site – the new proposals provide a much-improved scheme to the plans permitted in 2019, there would be 8 residential dwellings with no commercial use. MBC have indicated to the applicant that the new proposals are preferable as there would not be the mixture of commercial and residential use on the site and it would be redevelopment of a brownfield site. Cllr. A Walmsley reported that it will be MBC's decision, but LPC have to be consistent in the response and review if the proposal is in line with the Lenham Neighbourhood Plan. There were discussions regarding the betterment of the site against upholding the Countryside Protection Policy (CP1) in the Neighbourhood plan. Cllr. A Ratcliffe stated that there is also a Quality Design Policy (D1) LPC should be upholding as well as the Countryside Policy (CP1). In this case Cllr. A Ratcliffe felt the improvement of the agreed proposals should be reviewed favourably by LPC. Cllr. P Culver stated that whilst he agrees that the new proposal is better, LPC need to remain consistent and within the rules set.

It was agreed that LPC will have to object in line with previous response.

Post meeting notes: Cllr. A Ratcliffe has clarified that he cannot support the objection.

ACTION Cllr. A Walmsley to draft a response based on previous one.

b. **20/504976/FULL Little Dene, Lenham Heath Road, Lenham Heath, ME17 2BS**

Cllr. A Walmsley reported that s Shadow Habitats Regulation Assessment has been submitted in support of the original application from 2020. The applicant is proposing to purchase “nutrient credits” from Pleasant Farm in order to meet the Natural England requirements for Stodmarsh. This doesn’t change the views of LPC, but it will be interesting if this sets a precedent for future applications. It was also noted that the initial NE response was that MBC not the applicant should have submitted the Shadow Habitats Regulation Assessment.

c. **Proposed extension to Doctors Surgery, Groom Way**

All agreed that this is a much needed extension of a vital resource, but there is already a longstanding issue with parking. No new parking is proposed with this application. Comments to be written to reflect this.

ACTION Cllr. A Walmsley to draft a response ready for formal consultation.

6. MBC Local Plan Review - Preparing for independent inspection

Cllr. J Britt reported that the inspection has been paused as MBC wanted to submit further evidence and the inspector stated that everyone needs time to review this. All the MBC documents are available for download from the website. Cllr. J Britt is meeting with the KC on 8th October to show him the area and on 11th October he is meeting with the transport consultant. All submissions are to be made by 20th October.

7. Neighbourhood Plan Review

Work on the Neighbourhood plan review has been suspended pending the results of the Local Plan Inspection.

8. Update on Workplan

a. **Loder Close** – no recent complaints received.

b. **East Lenham Farm (19/504724)** – Natural England have requested more information in their response to the proposed nutrient mitigation measures.

ACTION P McCreery to request an update from land agent.

c. **Abbey Homes** – Cllr. N Osborne reported that work appears to have stopped on the first house due to the location of the hedge. Abbey Homes have said that the S106 agreement is up to MBC.

d. **William Pitt Field - Strip of Land.** Cllr. A Ratcliffe presented the car park plan for the WPF. This has already received agreement from LPC and Lenham Wanderers. Vistry are now taking over ownership of Countryside.

ACTION Cllr. J Britt to chase solicitors for an update.

9. Updates on other Development

a. Harrietsham site (22/501002) – Cllr. A Walmsley reported that LPC objected to this large planning application in support of Harrietsham PC. The application was refused by MBC, but the applicant is appealing

Action Cllr Walmsley to submit the LPC objection to the Planning Inspectorate if agreeable to HPC

b. 9A High Street, Lenham – Cllr. A Walmsley reported that this application has been refused by MBC.

10. Highways improvement Plan

a. 20 mph scheme - Cllr. A Walmsley reported that no progress has been made, so he had I chased Shellina for assistance and was hopeful that he would soon receive the promised costings.

b. Cllr. N Osborne reported that vehicles are parking directly outside the window to the new Alms Houses on the High Street. It is a single yellow line, the Alms Houses will look to apply for double yellows and removal of the yellow sign. Cllr. A Ratcliffe suggested a bollard maybe required to protect the building.

11. Matters Arising from Planning Decisions

a. LGBC – Cllr. J Britt reported on MBC’s response to the latest consultation, they are proposing Lenham ward boundary with the North Downs is along the A20. Cllr. J Britt has circulated his proposed response, all agreed for it to be submitted.

b. 1 member of the public raised concerns regarding the new nursery building, he thinks it is not an appropriate location. Cllr. A Ratcliffe assured him that he will be included on a liaison committee so he is aware of timescales and details of proposed works during construction.

12. Date of next meetings

Date of next meetings confirmed for Monday 24th October 2022.

The meeting in December will have to be rescheduled as it is on a bank holiday.

Meeting closed at 22:15

Signed as a true record on this day 5th October 2022.....

Chairman of Planning and Implementation Committee