



Report of the Planning and Implementation Committee
Wednesday 18th March 2026 at 7:30pm

PRESENT Cllr. A Walmsley presiding.
Cllrs. J. Britt, P. Culver, D. Garland, A Ratcliffe
Clerk L Westcott & Deputy Clerk S. Newell
R Greenwood

Public Participation

2x Members of the public concerned about Lenham Heath Road and the amount of traveller sites is a concern. It was reported back that unfortunately MBC do not currently have an in-date policy for this (waiting for adoption of new policy).

The chair opened the meeting at 20:00.

1. Apologies for Absence Received.

Apologies were received and accepted from Cllrs. S Heeley, J Murray & C. Wood.

2. Nominations for substitutions.

Cllr. D Garland is substituting for Cllr. J Murray.
All agreed.

3. Declarations of Interest.

Cllr. A Ratcliffe declared an interest on the engine shed. R Greenwood declared a conflict of interest with St Mary's Church. 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.

4. Minutes from P&I Committee Meeting 18th February 2026

The minutes of the P&I meeting on 18th February 2026 were agreed as being accurate.

5. Current Planning Applications to consider

See Appendix A

6. Update on Workplan (circulated with agenda)

- Heathlands – SPD has been approved
- East Lenham Farm – To be granted again tomorrow (19.03.26) due to education/S106 payments
- Vistry – Outstanding work now due to start Monday 23rd March
- Abbey Homes – Awaiting decision on changing affordable housing.
- Nursery – still waiting for CIL outcome.

7. Updates on other Development

- a. Allotment update – email to be sent to the HLAA with outcome of the vote. Also, to attached draft Allotment Structure Rules
- b. Len Valley Practice – Meeting on 15th April to discuss points made by Community Centre.

8. To consider social club parking restriction lines

The social club have requested to draw lines outside their fire escape doors. All agreed if the land is owned by them. If it is, then lines are okay to go ahead as long as thin and pale in keeping with the conservation area.

9. Highways Improvement Plan

- a. Cllr. D Garland & Cllr. A Walmsley have a virtual meeting on 31st March with both Emily from KCC Highways and S Emberson.
- b. Noticed a new red tarmac “slow” sign marking on the A20 road is this the start of the 40mph limit change?
- c. Look into new Heritage style railings – to replace ones outside the post office and opposite the Alms houses on Faversham Road.

10. Matters Arising from Planning Decisions

There were none.

11. Correspondence (for information only)

a. Faversham Road

KCC issue another TRO covering the 30mph increased zone on the Old Ashford Road.

Parking is not something LPC has control over response to be made to Emma 11 Faversham Road.

b. Sandway Fence Issues

Advise the resident to complete planning forms for listed building consent (could ask fencing company to help).

12. Date of next meeting – 15th April 2026

The meeting closed at 21:45

Signed as a true record on this day 6th May 2026.....

Chair of the Planning and Implementation Committee

Appendix A

Application Number	Address	Comments
26/500699/SUB	Land South Of Lenham Heath Road Lenham Heath ME17 2BP	<p>We note and support the comments of the environment officer in respect of conditions 13 & 14. It has been reported to us that traffic on Lenham Heath Road has been confused by the existing lighting into thinking a car was approaching. The question of acceptable levels of lighting needs to be reconsidered in detail.</p>
25/504974/FULL	Land On South Side Of Lenham Heath Road Sandway Kent ME17 2HX	<p>We note and support the recent comments from neighbours who have challenged this application both from the viewpoint of them not being informed in writing about the application and challenging the “gipsy” status of the applicant.</p> <p>We had additionally been asked to comment about the change of description now proposed to eliminate the 3 year limit in the original application which we had specifically asked in our previous comments should be an imposed condition. We are still of this opinion and are now asking that if the planning officer is of a mind to accept this change that the application should be called into committee.</p>
26/500779/AGRIC	Homelands Lenham Heath Road Lenham Heath Kent ME17 2BS	<p>We do wonder about the anomaly of this application, as the applicant does already have access to barns and other buildings which could be used for the storage of straw and hay.</p> <p>However we offer no comment or objection to this prior approval as worded, other than we assume an appropriate condition in respect of drainage will be imposed as this was not covered by the application.</p>
26/500739/AGRIC	New Shelve Farm Ashford Road Lenham Kent ME17 2DS	No comment.