



Report of the Planning and Implementation Committee

Wednesday 19th August 2026 at 7:30pm

PRESENT Cllr. A Walmsley Chair Presiding

Cllrs. J Britt, P Culver, D Garland, K Hammond, J Murray & A Ratcliffe.
R Greenwood & V Woolven.

Public Participation

2 members of public present to discuss an update on 7 Faversham Rd which was rejected by planning. They expressed wanting to maintain control of the site and that they will be resubmitting application. It was suggested that they send us a copy to comment on before.

The chair opened the meeting at 19:30

1. Apologies for Absence Received.

Apologies were received and accepted from Cllr. S Heeley.

2. Nominations for substitutions.

Cllr. K Hammond is substituting for Cllr. S Heeley. All agreed.

3. Declarations of Interest.

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. V Woollven declared a conflict of interest arising from the land to the rear of Tithe Barn. R Greenwood declared conflict of interest on the Churchyard. Cllrs. J Britt & K Hammond declared interest on the planning application for 26/501928 (Bull Hill).

4. Minutes from P&I Committee Meeting 15th July 2026

The minutes of the P&I meeting on 15th July were agreed as being accurate.

5. Current Planning Applications to consider

Please see Appendix A.

6. Update on Workplan (circulated with agenda)

Workplan updated as comments made.

- **Heathlands** – EIA response submitted. Both LPC and SOHL will be attending the MBC Planning Committee to raise further issues. Further public consultation will be happening in October. Expecting to see an outline planning application in December.
- **Sport & Recreation ground** – Footpath change is out for public consultation and will close at the end of the month. LPC will likely be responsible for the new way markers and posts and quite possible the new land owner will instigate the new pathway.
- **East Lenham Farm** – No progress on this. Cllr J Britt to contact Tim Dean to understand what is going on.
- **Countryside/Vistry** – Sewer works are underway and near on completion. Adoption of streetlights we are hoping for a date soon.
- **Jones Homes** – Phase 2 of 220 homes is being dealt with by Jones homes. Need to make sure everything is in line with our neighbourhood plan to make sure the service road is continued at the A20.

- **Abbey homes** – No progress but still waiting for section 106 money.
- **Lenham Springs** – No progress on additional number of homes. Needs to be chased.

7. Updates on other Development

- To note footpath KH399a consultation** – discussed in workplan.
- To review comments on KCC Minerals and Waste Plan** – Cllr A Walmsley to from response.
- To receive report of the meeting with the Nursery Trustees etc.** – Nursery has had formal approval from MBC. We understand that there will be a grant agreement and LPC will be signatory to that. Working group has been set up. Spoken to legal team to let them know things are progressing. Next meeting due in September.

8. Highways Improvement Plan

- To note the actions listed after the meeting with S Emberson.** – Cllr A Walmsley reported a discussion was had about crossings in the square. Two things were raised to suggest either red tarmac or 4 cushions which would allow easier crossing. Also a discussion about the tree route on the pavement by Jubilee Garden. Needs looking into further.
- To consider asking for a lit bollard at the Narrows at the Railway Bridge on the approach to the village.**
- To note correspondence relating to speeding on the Old Ashford Road.**
- Heritage style railings have been added to the HIP.

9. To update on the spoil in the churchyard.

Emails have been exchanged. Chased but no response. Cllr. A Ratcliffe to send a further email.

10. Matters Arising from Planning Decisions.

- Warren Lands had a second caravan delivered but original one has been damaged. MBC is chasing legal department to understand what is being done.

11. Correspondence (for information only)

- FOI received. Discussed and will respond and gather documents accordingly.
- Cllr A Ratcliffe raised 2 issues. - Refurb of dormer at office has been rejected by conservation officer. Going to get a second opinion and go back to MBC. – Also mentioned the saga of Openreach cabling. Andy to form a document of everything that has happened and register as a formal complaint to MBC

12. Date of next meeting – 16th September 2026

The meeting closed at 22:00.

Signed as a true record on this day 2nd September 2026.....

Chair of the Planning and Implementation Committee

Appendix A

Application Number	Address	Comments
26/502662 /FULL	Warren House Headcorn Road Sandway Kent ME17 2AG	In principle Lenham Parish Council does not object to this application. However, we would not wish this annex to become a separate dwelling in what is an unsustainable area within the Countryside – we note that there is no direct doorway between the annex and the main property. We would ask for a condition that if Planning permission is granted that there is a requirement that the annex will not be sold as a separate dwelling to the main property.
26/502493 /FULL	Little Gaynes Faversham Road Lenham Kent ME17 2PU	Lenham Parish Council objects to the change of use of the existing commercial office to form a garden room. We would not wish to see another likely residential dwelling in what is part of the Kent Downs National Landscape area.
26/501928 /FULL	The Brown Barn Bull Hill Lenham Heath Kent ME17 2JA	Lenham Parish Council objects to this application which would create a new residential property in what is an unsustainable area. We would point out that MBC planning has traditionally refused applications in the Lenham Forstall and Lenham Heath areas where they involve new residences. We would also point out that the original 2018 refusal by MBC to convert the Barn and its subsequent agreement subject to conditions, explicitly required the building to remain in appearance as a barn and be used in part for the storage of Hay or other agricultural use. As now proposed in this application, these conditions have been ignored, there is no agricultural storage nor are PVC picture windows conducive to the appearance of a barn. We would fully support the more detailed comments of the immediate neighbours in respect of this application.