



Report of the Planning and Implementation Committee

Wednesday 15th July 2026 at 7:30pm

PRESENT Cllr. A Walmsley Chair Presiding
Cllrs. J Britt, D Garland, K Hammond & A Ratcliffe
Deputy Clerk S Newell

Public Participation

No public present.

The chair opened the meeting at 19:30

1. Apologies for Absence Received.

Apologies were received and accepted from Cllr P Culver, S Heeley, J Murray and R Greenwood and V Woolven.

2. Nominations for substitutions.

Cllr. D Garland is substituting for Cllr. J Murray. 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 Woolven declared a conflict of interest arising from the land to the rear of Tithe Barn.

4. Minutes from P&I Committee Meeting 20th May 2026

The minutes of the P&I meeting on 20th May 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.

7. Heathlands – Already discussed. Environmental Impact Assessment Scoping Report submitted.

8. Updates on other Development

J Britt to contact KALC and other parishes having trouble with G&T sites.
To form a letter for MBC.

9. Highways Improvement Plan

a. Update on the progress of the 40mph limit on the A20 – no further update

10.To consider the options for the spoil in the churchyard

All councillors agreed that preferred option would be for the church to do the works although they should be advised to read the specification given.

11.Matters Arising from Planning Decisions.

There were none.

12.Correspondence (for information only)

Visit from resident on Liverton Hill area. Concerns about property and development. S Newell to send a response email regarding our findings.

13.Date of next meeting – 19th August 2026

L Westcott & S Newell both unavailable. J Britt to take minutes.

The meeting closed at 21:15.

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

Chair of the Planning and Implementation Committee

Appendix A

Application Number	Address	Comments
26/502205 /FULL	1A High Street Lenham Kent ME17 2QD	We strongly support this application.
26/502417 /ADJ	Land At Lenham Heath - Heathlands Lenham Heath Road	LPC has already submitted detailed comments in respect of this potential development under the application 26/502146/EIASCO. Please duplicate our comments in respect of this ADJ application.
26/502494 /DOM106	Land North Of Old Ashford Road Lenham Kent	LPC has no way of commenting on this important issue as there are no documents posted on the MBC website. We would point out that surface water drainage was the subject of much discussion and eventual change on the original hybrid application for this site. We would request an extension of the time period for comment after such time as the documentation is posted on the MBC planning web.
26/502180 /FULL	36 Douglas Road Lenham Kent ME17 2QP	LPC supports this application in principle however the construction material detail is somewhat light. We would ask for a condition that at least the bricks and tiles as specified should be matched in colour to those of the neighbouring properties.
26/502211 /FULL	The Depot Sandway Road Sandway Kent ME17 2LX	LPC in principle does not object to this application though we are aware that the environmental study makes no mention of the tributary to the river Len adjacent to the site, which runs down Old Ham Lane prior to crossing the Sandway Road and running westwards. We assume that this will be taken into proper account in respect of run off, both during the construction phase and subsequent ongoing operations. We also however agree with the comments of the near neighbours in respect of noise and transport and as such would ask that the following conditions are applied.

		1 The hours of work on the site (construction and ongoing) are restricted to e,g, the hours of 7am to 5pm with no weekend working (or similar limits as defined by the Planning Officer) 2 Given the restrictions imposed by the country Lanes and the bend on the Headcorn road at Sandway we would ask that a limitation is placed on the size of lorries that are to be used for delivery – we suggest perhaps 18 tonnes max. 3 The use of the three units should be limited to storage and not used as manufacturing workshops which would generate continuous noise during the day.
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