

Planning decisions November 2022

22/505013/SUB	Lenham Court, The Coach House Old Ham Lane Lenham Kent ME17 2LS	No comment
22/504996/FULL	71 High Street Lenham Maidstone Kent ME17 2QG	No comment.
22/504809/FULL	Newage Farm House Flint Lane Lenham Kent ME17 2EN	No comment
22/504997/LBC	71 High Street Lenham Maidstone Kent ME17 2QG	No comment
22/505066/FULL	Sunny Hill View Equestrian Stables Sandway Road Sandway ME17 2LU	<p>Lenham parish council wishes to object to this application for the change of use of land for permanent siting of the mobile home to provide rural worker's accommodation ancillary to the existing business.</p> <p>We would draw your attention to 19/505246/FULL Retrospective application for the siting of 1no. additional caravan and 1no. touring caravan ancillary to the commercial equestrian use. Sunny Hill View Stables. Sandway Road Sandway ME17 2LU. This was approved by MBC despite the objections of the Parish Council that this was inappropriate development in the Countryside.</p> <p>This new application now appears to be for a third caravan on the same site and we consider that this is an example of planning "creep".</p> <p>We have also objected to:</p> <p>20/500875/FULL Creation of outdoor riding arena ancillary to commercial equestrian use of the site. Sunny Hill View Equestrian Stables Sandway Road Sandway Maidstone Kent ME17 2LU</p> <p>Again what was being proposed was inappropriate given that the number of horses already kept on this site already exceeded the British Horse Society guidelines on available grazing and the proposed menage would reduce this further.</p>
22/505228/FULL	The Marvel Old Ashford Road Lenham Kent ME17 2DG	No Comment
22/505035/FULL	Heath Lodge 9 Headcorn Road Platts Heath Kent ME17 2NH	No Comment
22/505409/OUT	Land West Of Northdown Business Park Ashford Road Lenham Kent ME17 2DL	See Appendix A below

Appendix A

Lenham Parish council wishes to object to this application 22/505409/OUT Outline planning permission for the construction of up to 1,687 sqm of employment floor space (use classes B2 general industrial, B8 storage and distribution and E(g)(I-III) Offices to carry out any operational or administrative functions, research and development of products or processes and Industrial processes (Access being sought) (Resubmission of 21/505841/OUT).

We note that on the outline development option cognisance has been taken of the fact that the field immediately to the West is being developed and will eventually be the site of some 152 homes which will be built right to the boundary of this site.

However scant if any regard has been taken of our other comments made in respect of 21/505841/OUT.

We repeat below the Parish council objections to the 21/505841/OUT applications which are still relevant to both the above applications.

Lenham Parish Council objects to this application. Whilst welcoming the opportunity of additional employment and the improvement to the existing junction from the A20 (as will be required to be in accordance with KCC recommendations on which we reserve the right to comment further), we foresee issues that have not been taken into account.

1. We object to the B2 class on the grounds that this could allow noise and other disturbance both to the neighbours to the South and to the new neighbours to the West. To the West immediately over the boundary is the new Abbey homes development of 150 houses. On the question of noise we would also wish a planning condition be included which would exclude working between 6pm and 6am also excluding weekend and Bank Holiday working.

2. Surface water drainage we see as a major problem and would dispute some of the technical data provided on this matter. The site is on the Spring line of the North Downs on a shallow chalk strata. Whilst we agree that in Summer the SuDs schemes suggested will allow the rainwater to percolate Northwards through the chalk - in Winter in conditions of high water table and heavy rain water, it is likely that it will exit from the SuDs and run over the surface Southwards and into the head water of the River Stour. (The data provided confirms that any surface water run-off will be Southwards). The neighbouring Abbey Housing will ameliorate this problem by the provision of an overflow system for the SuDS with relevant attenuation prior to discharge into the river. We can provide photos of flooding via both the Car Wash and via the neighbouring property to the South if required. The neighbour to the South stores 2 pumps to pump flood water on to the Old Ashford Road (ending of course in the River). We would also point out that no provision is proposed to provide Reed beds to prevent contamination of the River Stour as now required by Natural England in respect of the Stodmarsh Nature Reserve.

3. Whilst agreeing that currently the nearest foul sewer connection is some distance away and it would be impractical to have a connection, we have to note that with the construction of the Abbey Homes to the West there will be the opportunity to have a much shorter connection to the foul sewer.

4. In general we agree with the comments about additional site screening in respect of the AONB. We would also suggest a planning condition to limit the maximum height to ridge of any building to 5m. The colour of the roofing itself should be muted so as not to stand out in the views from the Pilgrims Way and Cross