Report of the Planning and Implementation Committee

Wednesday 16th April 2025 at 7:30pm

PRESENT Cllr. A Walmsley, Chair presiding.
Cllrs. J Britt, D Earl, D Garland, K Hammond, S Heeley, N Osborne, & A Ratcliffe
L Westcott (Clerk & RFO), S Newell (Deputy Clerk & RFO) and R Greenwood

Public Participation

1 member of the public present – the chair from Boughton Malherbe Parish Council who is attending to hear the LPC response to the Heathlands maps.

The chair opened the meeting at 19:35

1. **Apologies for absence:**
   Apologies were received and accepted from Cllrs. P Culver & J Murray, as well as V Woolven
2. **Nominations for Substitutions**
   Cllr. D Garland is substituting for Cllr. P Culver and Cllr. N Osborne is substituting for Cllr. J Murray.
3. **Declarations of Interest on the Agenda**
   R Greenwood declared a conflict of interest with St Mary's Church and land arising from the land to the rear of Tithe Barn. Cllr. N Osborne declared a conflict of interest to land to the east of Old School Close. Cllrs. J Britt and N Osborne, plus R Greenwood declared a conflict of interest in relation to 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.
4. **Minutes from P&I Committee meeting 19th March 2025**
   The minutes of the P&I meeting on 19th March 2025 were agreed as being accurate.
5. **Current Planning Applications to consider – see Appendix A**
   Please see Appendix A.
6. **Maidstone Borough Local Plan 2024 – update**
   Cllr. J Britt reported on the maps for the proposed layout of Heathlands. LPC have to prepare a response.
   ACTION Cllr. S Heeley to reiterate information from the previous submissions on transport.
   ACTION Cllr. J Britt to draft a response and discuss this with P McCreery.
7. **Lenham Neighbourhood Plan Review (NHP)**
   Cllr. J Britt reported that the first meeting of the working group has been held. All sites were reviewed and their progress recorded. An update has been requested from Vistry/Countryside for Phase 2. P McCreery will report suggestions to LPC.
8. **Update on the Workplan**
   a. East Lenham Farm – ACTION Cllr. J Britt to write to MBC for an update.
   b. Countryside/Vistry – Cllr. A Ratcliffe has visited the WPF and provided a report. Previously noted H&S issues not been addressed. **ACTION** Cllr. J Britt to forward this on again.
   c. Abbey Homes – a proposed amendment to the s106 has been submitted, this implies affordable housing will be increased to 50%. LPC not minded to support this but would be open to review the s106. **ACTION** Cllr. A Walmsley to draft response.

N Osborne left meeting at 20.45pm.

9. **Update on Other Development**
    a. The Gables – P McCreery has prepared a response to the appeal. **ACTION** Cllr. A Walmsley to check P McCreery's response.
    b. The RB Plant MoU was considered and an amendment added to ensure that LPC would not be responsible for any work on RB Plant retained land (including the barrier ti the RB Plant car park. The amended MOU to be discussed at full council. Cllr. J Britt is attending a trustees meeting on 29th April. The quotes for the buried services survey and ground investigation will be reported to full council for consideration.
    c. The Harrow, Warren Street – no update

10. **Highways Improvement Plan (HIP)**
    a. Cllr. A Walmsley has completed a 5 year traffic numbers comparison and shared a report.
    b. Footpath steps at Cherry downs are KCC owned – Cllr. A Walmsley has contacted KCC and they have confirmed they own the verge where the steps/path is located.
    ACTION Cllr. N Osborne to report to KCC.
    c. To agree the HIP update – circulated separately. Cllr. A Walmsley will add on additional 20mph road markings and flashing signs on the A20. **ACTION** Cllr. A Walmsley to send to KCC.

11. **Matters Arising from Planning Decisions**
    a. L Westcott asked for thoughts on the rural housing meeting request (email) – due to the adopted neighbourhood plan, Cllrs. feel that this is not required.

12. **Date of next meeting**
    The next meeting is on Wednesday 21st May 2025.

The meeting closed at 21.35pm

Signed as a true record on this day 7th May 2025……..

Chair of the Planning and Implementation Committee

Appendix A

Application Number	Address	Comments
25/500980/AGRIC	Gipps Oast Pilgrims Way Lenham Kent ME17 2EL	The Parish Council actively supports this application for a much needed expansion a Children's Nursery. The Nursery expansion is an integral part of the Lenham Neighbourhood Plan as approved by the Village at referendum and subsequently accepted by MBC.
25/500931/FULL	Shepherd Farmhouse Rose Lane Lenham Heath ME17 2JN	No Comment.
25/501122/FULL	91 Robins Close Lenham Kent ME17 2LE	The Parish Council would not object to this application provided it is considered a temporary structure and as such needing to be re-approved every 5 years or some such similar period as defined by the Planning Officer.