Report of the Planning and Implementation Committee

Wednesday 18th June 2025 at 7:30pm

PRESENT Cllr. A Walmsley, Chair presiding.
Cllrs. J Britt, P Culver, D Garland, K Hammond & A Ratcliffe,
L. Westcott (Clerk & RFO) A. Ratcliffe (Finance & Admin Officer)

Public Participation

2 members of the public present

1 member of the public expressed his thanks to the Parish Council for their support helping him gain planning permission through the appeal process.

1 member of the public from Lenham Wanderers football club discussed the relocation of the gym equipment from Ham Lane and Cherry Close play parks to the William Pitt Field. **ACTION** Cllr. A Ratcliffe to draw a plan to show the potential locations and ensure there is space. **ACTION** Audrey Ratcliffe to chase Meopham Fencing for a quote for the replacement of the broken gate. **ACTION** Cllr.A Walmsley to chase Countryside/ Vistry regarding the remaining works they are responsible for. **ACTI0N.** Cllr. J Britt to contact solicitor regarding our position on the lack of completion of the works.

The chair opened the meeting at 20:00

1. **Apologies for absence:**
   Apologies were received and accepted from Cllrs. J Murray and S. Heeley plus R. Greenwood
2. **Nominations for Substitutions**
   Cllr. D Garland is substituting for Cllr. J Murray.
   Cllr. K. Hammond is substituting for Cllr. S Heeley.
   All agreed.
3. **Declarations of Interest on the Agenda**
   Cllr. P Culver declared a conflict of interest to land to the east of Old School Close. Cllrs. J Britt 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 21st May 2025**
   The minutes of the P&I meeting on 21st May 2025 were agreed as being accurate.
   ACTION Cllr. A. Ratcliffe to send images of 'No Overnight parking' signs to L Westcott to obtain printing quote from Lotus Printing.
5. **Current Planning Applications to consider – see Appendix A**
   Please see Appendix A.
6. **Maidstone Borough Local Plan 2024 – update**
   Cllr J Britt reported back with a new review is due to take place March 2029 following his meeting with KALC last week. Changes to national policies are being discussed by MBC.
7. **Lenham Neighbourhood Plan Review (NHP)**
   Cllr. J Britt reported that there are 3 options open to LPC for the NHP as per his report. There were discussions regarding the 3 identified possibilities. Paul McCreery has advised he is to step back from

working with LPC on the NHP and also stated a new NHP may be ignored by MBC. Councillors agreed to explore options for his replacement.

8. **Update on the Workplan**
   - Heathlands – density looks high with many multi storey buildings.
   - East Lenham Farm may go to MBC planning committee in July.
   - Countryside/Vistry – foundations laid.
   - Abbey Homes – planning granted for 70 homes. Phase 2A not the whole 102 originally granted outline approval for.
   - Maidstone Road Carpark Extension – Surveys have been completed, payment to be made to Soiltec to receive reports
   - Nursery - Planning conditions require work. **ACTION** Cllr. A. Ratcliffe to make planning tracker and source possible project managers.

9. **Update on Other Development**
   Updates covered in Public participation.

10. **Highways Improvement Plan (HIP)**
    Cllr. A Walmsley reported that KCC have granted permission in principle for 20 speed roundels in the 20mph zone. Funding for 6 to be supplied by KCC**.**
    ACTION Cllrs A. Walmsley and D. Garland to look in to location and need for up to 20 speed roundels.
    Cllr. A Walmsley reported that there is no update on steps up to picnic site.

11. **Matters Arising from Planning Decisions**
    a) 62 Maidstone Road, outline permission granted and site is for sale.

12. **Correspondence (for information only)**
    a) Email and call received regarding the new barbers sign. It is felt this is not suitable in the conservation area.
       ACTION. Cllr M. Michaelas to contact owner regarding signage and general behaviour.
    b) Cllr. J. Britt has been contacted about the land opposite The Wishful Thinker.
    c) Cllr. A. Walmsley mentioned that the West Street PROW diversion had been agreed
    d) Cllr. A. Ratcliffe confirmed Salus has signed off building regulations at 1A – no further action required.

    Cllr. J. Britt confirmed that papers on Warren Lands have been submitted to the High Court.

13. **Date of next meeting**
    The next meeting is on Wednesday 16th July 2025.

The meeting closed at 9.45pm

Signed as a true record on this day 2nd July 2025……..

Chair of the Planning and Implementation Committee

Appendix A

Application Number	Address	Comments
25/502220 /FULL	8 The Square Lenham Kent ME17 2PQ	No Comments
25/502318 /LBC	8 The Square Lenham Kent ME17 2PQ	Lenham Parish Council having studied the Land registry details have reached the conclusion that the area proposed to be enclosed by the railings is in fact part of the pavement - as such we object to this part of the application which would be a further

		obstruction to pedestrians as are the existing steps leading to the front door. If however we are proven wrong in our conclusion, we would require a drawing of the railings to compare to the neighbouring properties and to ensure they complied with the Lenham Square conservation plan.
25/502291/LBC	Nos 19-21 And 23-23A Maidstone Road Lenham Kent ME17 2QH	No Comments