LENHAM
PARISH COUNCIL

Report of the Planning and Implementation Committee

Wednesday 15th October 2025 at 7:30pm

PRESENT Cllr. A Walmsley presiding.
Cllrs. J Britt, K Hammond, P Culver, D. Garland J Murray, A Ratcliffe & C Wood
L. Westcott (Clerk) R. Greenwood V. Woolven

Public Participation
No members of the public were in attendance.
The chair opened the meeting at 19:30

1. **Apologies for absence**
   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 on the Agenda**
   Cllr. Ratcliffe declared conflict of interest item 9c. V Woollven and R Greenwood declared a conflict of interest arising from the land to the rear of Tithe Barn. 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 17th September 2025**
   The minutes of the P&I meeting on 17th September 2025 were agreed as being accurate. Points to note:
   - Cllr. M Michaelas - to follow up with Riz barbers.
   - Cllr. A Ratcliffe – Evans and Langsford work has been completed.
   - Cllr. P Culver – padlock has been removed from footpath.
   - Officer Ratcliffe - fencing quotes received and circulated.
   - Cllr. J Britt – no response regarding padlocks at The Cross.
   - Cllr. J Britt confirmed MBC has visited and a planning application has now been submitted. Gypsy Policy Ref 185c consultation in December.

   ACTION Cllr. A Walmsley to draft an email to the planning officer about Earley Springs and the lack of a travel plan.
   ACTION Cllr. A Walmsley to follow up on roof tiles at Maidstone Road & draft email to planning officer 25/500520 – item 4.

5. **Current Planning Applications to consider – see Appendix A**
   504030- Old Ham Lane. Noted not minor adjustments. **ACTION** Cllr. Walmsley to draft comments.
   503931 – West Star Farm – No comment

6. **Maidstone Borough Local Plan 2024 – update**
   Cllr. J Britt & Cllr. K Hammond confirmed they attended MBC meetings on Monday & Tuesday.
   - SPD Consultation running with Lidsing – 6 weeks. Application due in December.

- SOHL presented the petition – not given appropriate consideration by MBC Cllrs. Complaint has been lodged with Monitoring Officer.
- SOHL will be making a complaint that Cllr Jeffries stated they were part of the SPD process when they were blocked from it.

Cllr J. Britt reported he was due to meet Paul McCreery and other consultants.
SOHL to produce list for public and other Parish Councils.
It has been confirmed that Karen Britten has replaced Rob Jarman
The local plan review is being looked at.

7. Update on the Workplan

a. East Lenham Farm – decision due 13th November at MBC planning committee. LPC to set up meeting with the Barrs and Tim Dean w/c 20th October.
b. Countryside/Vistry – 2 jobs outstanding including gate levels & basketball hoop. LPC still refusing to sign until these are resolved.
c. Abbey Homes – next phase not started yet.
d. Nursery – Officer Ratcliffe to start CIL application. **ACTION** Cllr. A Ratcliffe to issue report by 1st November at Full Council Meeting.

8. Appeal on Byways KH668 (Chapel Farm – East Lenham Farm)

No further information.

a. KH288 Footpath diversion approved.

9. Update on Other Development

a. The Harrow – no further information.
b. WPF – Items still outstanding: Correction to knee rail, rear of basketball hoop, levelling up car park. **ACTION** Clerk. Westcott to contact LWFC asking for what they want a meeting for as LPC are waiting for East Lenham Farm outcome.
c. Old Engine Shed – Items have recently been moved from site.

11. Highways Improvement Plan (HIP)

Cllr. A Walmsley confirmed the attendance of the meeting in October and has followed up with 2 new items (including lorry diversion at Sandway). All agreed.

12. Matters Arising from Planning Decisions

a. 11 a High Street – application pending.
b. Patchwork Cottage – Officers to keep check on work currently been undertaken- trees, windows and colour.
c. Douglas Court – Almshouses Windows – application to consider at next meeting.

13. Security options for the Cross

Cllr. A Ratcliffe presented a report. Posts have been broken again. 3 quotes received.
ACTION Officer Ratcliffe to email Steven Waring to replace posts.
ACTION Cllr. A Ratcliffe to draw the area for proposed fence and send to Liz Clark for comment. Recommend to full council to proceed with match funding.

14. Correspondence (for information only)

a. Cllr. J Britt confirmed he will attend Parish Conference.

15. Date of next meeting

The next P&I meeting is on Wednesday 19th November 2025

The meeting closed at 22.00

Signed as a true record on this day 5th November 2025……..

Chair of the Planning and Implementation Committee