



Report of the Planning and Implementation Committee

Wednesday 20th May 2026 at 7:30pm

PRESENT Cllr A Walmsley Presiding

Cllr. J Britt, P Culver, K Hammond, J Murray and A Ratcliffe

Clerk L Westcott & Deputy Clerk S. Newell

R Greenwood

Cllr. S Heeley arrived 8.15pm

Public Participation

No Public

The chair opened the meeting at 19:30

1. Apologies for Absence Received.

Apologies were received and accepted from V. Woolven.

2. Nominations for substitutions.

None

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.

4. Minutes from P&I Committee Meeting 15th April 2026

The minutes of the P&I meeting on 15th April 2026 were agreed as being accurate.

5. Current Planning Applications to consider.

See Appendix A

6. Update on Workplan (circulated with agenda)

Workplan updated as comments made.

7. Updates on other Development

Heathlands Update- Consultations taking place. **Action:** Cllr. J Britt to ask KALC about chairs meeting.

8. Highways Improvement Plan

a. **To consider the costs and location of the additional 20mph signage prior to discussion at F&GP** – Cost £8000 - £1500 from MBC and LPC to spend £6500. All comments from cllrs to be emailed before full council.

- b. **Update on the 40mph limit on the A20 village by-pass** – No update. Cllr. J Britt to chase.
- c. **Update on KCC Highways maintenance re the village railings and bollards** – LPC to draft email to MBC with many matters arising i.e. bins, railings, bollards, cycle rack.

9. Matters Arising from Planning Decisions.

None

10. Correspondence (for information only)

- a. Allotments – AW, LW & SN met polytunnel holders. LPC reviewed what has been done and are happy with changes. Matter is now closed. **Action:** Officers to email HLAA and check policy has been circulated.
- b. Update from the WPF and Vistry improvement work – already covered at point 6.
- c. Cllr. J Britt mentioned that PMC is retiring. Would like to do something in thanks to his hard work. Cllr. A Ratcliffe and R Greenwood to think of ideas.
- d. L. Westcott reported a Freedom of Information request has coming from owners of flat 7A.
- e. Cllr. A Ratcliffe is getting a quote for new panel at the bottom of the cross.
- f. Cllr. A Ratcliffe also reported not heard anything from church. Will ring diocese.

11. Date of next meeting – 17th June 2026

The meeting closed at 21:45

Signed as a true record on this day 3rd June 2026.....

Chair of the Planning and Implementation Committee

Appendix A

Application Number	Address	Comments
26/501597/FULL	Blackberry Acre Headcorn Road Sandway Kent ME17 2NE	No Comment.
26/501349/FULL	7 Faversham Road Lenham Kent ME17 2PN	<p>Lenham Parish Council objects to this application which is a huge overdevelopment of the site.</p> <p>The current single three bedroom property is proposed as three separate four bedroom properties. The property has access issues being directly opposite the loading bay of the local co-op convenience store, close to the Faversham road narrows which is a main thoroughfare exiting the Lenham Square – we can imagine times where access in and out would be impossible.</p> <p>The Parish has received complaints from the immediate neighbour to the North about access issues with the neighbour not affected by the loading bay but still affected by parking in the narrow roadway.</p> <p>This point has not been highlighted by KCC Highways as it is a function of local knowledge.</p> <p>We would also point out the proposed Bungalow is too close to the neighbouring property in 10 Chilston Road, there are privacy issues which have not been taken into consideration.</p> <p>Lastly we would also point out that the materials listing is extremely vague and has taken no account of the materials requirements specified in the Lenham Neighbourhood Plan. The site is adjacent to the Lenham Square conservation area and we believe should reflect some of the restrictions imposed by the conservation area plan as published by MBC.</p>
26/500782/LDCEX	Biggin Farm Sandway Road Sandway Kent ME17 2LU	<p>Lenham Parish Council objects to this application as per our objection to the previous LAWPRO application.</p> <p>The original approval for an annex was marginally approved but this application to split the property into two separate dwellings is unacceptable.</p>

		<p>LPC would not wish to see the plot being split and dwellings sold separately.</p> <p>The site itself is in an unsustainable location with multiple refusals by MBC to allow further development in the Sandway neighbourhood.</p> <p>We would draw your attention to 19/503276/OUT just across the lane from this property which was for several self build houses. This was rejected in line with MBC planning considerations, went to appeal with the appeal being rejected in favour of MBC. The appeal decision published on the MBC website is apposite to this application, the details given by the Inspectorate entirely designate the unsuitability of this location.</p>
26/501294/SUB	Land Off Sandway Road Sandway Kent ME17 2LU	No Comment.