LENHAM
PARISH COUNCIL

Report of the Planning and Implementation Committee

Wednesday 17th September 2025 at 7:30pm

PRESENT Cllr. A Walmsley presiding.
Cllrs. J Britt, K Hammond, P Culver, C Wood & A Ratcliffe
A. Ratcliffe (Officer) R. Greenwood

Public Participation

3 members of the public were in attendance. A resident from Lenham Springs made a statement regarding the planning application of additional houses at Lenham Springs. **ACTION** Cllr. A. Walmsley to contact KKC reiterating LPC's concerns as well as the residents. Green Party prospective candidate Callum Sweetman and relative attended to observe a LPC meeting.

The chair opened the meeting at 19:40

1. **Apologies for absence**
   Apologies were received and accepted from Clerk L. Westcott, Cllr. S. Heeley & Cllr. J Murray

2. **Nominations for Substitutions**
   No substitutions were offered.

3. **Declarations of Interest on the Agenda**
   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 20th August**

The minutes of the P&I meeting on 20th August 2025 were agreed as being accurate.
ACTION Cllr. M. Michaelas to follow up Riz Barbers regarding signs.
ACTION Cllr. A Ratcliffe to follow up with Evans and Langsford re tree survey and report to LPC.

5. **Current Planning Applications to consider – see Appendix A**

None to discuss.

6. **Maidstone Borough Local Plan 2024 – update**

Cllr. J. Britt confirmed the SPD meeting has been deferred until after the local elections (2nd October). He reiterated the very little changes of the 1st and 2nd draft of the SPD.

7. **Lenham Neighbourhood Plan Review (NHP)**

No update. Officers to remove this item from next months agenda.

8. **Update on the Workplan**
   a. East Lenham Farm – decision due 18th September at MBC planning committee.
   b. Sports and Recreation Group – No update until planning decision is made.
   c. Countryside/Vistry – 4 jobs outstanding including gate levels, basketball hoop, installation of bench and moving of knee rail.

ACTION Cllr. Walmsley to contact Vistry to remind them to put knee rail back as per the plans agreed

d. Abbey Homes – no update.
e. Maidstone Road Carpark Extension – discussed earlier.
f. Nursery – Project management meetings all concluded. **ACTION** Cllr. Ratcliffe to issue report by 1st October at Full Council Meeting.
g. Heathlands – discussed earlier.

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

LPC reinforced our position on the appeal.

ACTION Cllr. Culver to investigate padlocked gate and report back to Cllr. A Walmsley.

10. Update on Other Development

a. Old Ashford Road - Previously discussed
b. The Harrow - Cllr. J Britt confirmed that the meeting with the developers has been cancelled until further notice.
c. WPF Gate – new gate installed. Other items discussed.

11. Highways Improvement Plan (HIP)

Cllr. A Walmsley confirmed the meeting is now set for 3rd October and confirmed Sarah Emberson is to attend.

12. Matters Arising from Planning Decisions

Nothing to report.

13. Security options for the Cross

Cllr. A Ratcliffe reported recent vandalism at the Cross, the fencing has been damaged as well as bikes riding up the Cross**.**

ACTION Officer Ratcliffe to gain quotes for estate fencing around the Cross as well as looking into a War Memorial Grant. Following this Cllr. J Britt will contact the owners to ask permission.

ACTION Cllr. J Britt to contact farmer to ask if they have accidentally taken the padlocks.

14. Correspondence (for information only)

a. Cllr. J Britt reported a new group of travellers have arrived at Sandway, setting up trailers and mobile home. MBC have been made aware and visited site.
b. Cllr. a Walmsley confirmed that Little Biggin planning application is still outstanding
c. Cross Cleaning Day will be on 20th September.
d. Cllr. J Britt confirmed he will attend the Helen Whately meeting on 17th October regarding Op. Brock.
e. Cllr. A Ratcliffe questioned whether a Travel Plan has been approved for Earley Springs. **ACTION** Officer Ratcliffe to investigate this and report back.

15. Date of next meeting

The next meeting is on Wednesday 15th October 2025.

The meeting closed at 9.05pm

Signed as a true record on this day 1st October 2025……..

Chair of the Planning and Implementation Committee