



Minutes of the Planning and Implementation (P&I) Committee Wednesday 15th November 2023 at 7:30pm

PRESENT Cllr. A Walmsley, Chair presiding.
Cllrs. J Britt, P Culver, S Heeley, N Osborne & A Ratcliffe
L Westcott (clerk)
1 member of the public

Public Participation

The member of public present has sent some information to cllrs. regarding the proposed changes to the High Street footpath. The main area of concern is the parking of vehicles on the pavement which causes depression of the kerbstones, this in turn allows surface water from the road to enter their property. Cllr. A Ratcliffe stated that reprofiling of the road would be useful to ensure there is adequate kerb height, there are regulations for this. Cllr. A Walmsley reported that the design is still not available despite being promised by now, this will be shared when available.

The Chair opened the meeting at 8pm.

1. Apologies for Absence:

Apologies received and accepted from Cllrs. D Earl and K Hammond, plus V Woollven.

2. Declarations of Interest:

Cllrs. N Osborne and P Culver declared a conflict of interest to land to the east of Old School Close, Cllr. J Britt declared a conflict of interest in relation to Warren Lands, Sandway. 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.

3. Minutes from P&I Committee Meeting 18th October 2023

All agreed that the minutes were accurate.

Cllr. A Walmsley has not had a response from LWFC regarding item 8b.

4. Current Planning Applications

Please see Appendix A for the planning decisions report with agreed comments.

Consultations on planning applications have also been received for Malthouse Farm and Fairview since the agenda was published, these will be included on the LPC agenda. Initial comments on Fairview were made on the lack of information provided in the application as per Appendix A.

5. MBC Local Plan Review

- a. Cllr. J Britt reported on the response submitted to the main modifications.

ACTION Cllr. J Britt will circulate the KCC response.

ACTION Cllr. S Heeley will circulate the webinar on Judicial Reviews (JR).

ACTION Cllr. J Britt will contact the representative to discuss a potential online session to explain the JR process.

6. Neighbourhood Plan Review

- a. A response is required to the MBC Neighbourhood Plan Monitor Record.

ACTION L Westcott to complete the spreadsheet to state that most sites are on hold due to nutrient neutrality at Stodmarsh NNR. Also, to state that the review of the NHP has begun.

7. Update on Workplan

- a. Land adjacent to Loder Close – L Westcott received a query asking if local people would be able to apply for social housing MBC advised the homes would soon be available on the Kent Homechoice website.
- b. Countryside – Cllrs. J Britt, N Osborne and A Walmsley attended a meeting with Homes England. LPC will need to sign a new legal agreement to cover only 136 houses instead of the entire site. A meeting with Countryside is scheduled for 20th November to discuss as well as a separate meeting on 23rd November on site to discuss the first phase of ground works at the WPF.

8. Updates on other Development

Cllr. A Walmsley reported that 62 Maidstone Road will be heard at the planning committee on 23rd November, P McCreery is attending to represent LPC.

- a. Little Gaynes appeal – a summary of the hearings from P McCreery has been circulated.
- b. The Gables – This has been refused despite LPC support. Cllr. A Walmsley has written to MBC expressing concern over this refusal and the issues reagrding the new consultation form.
- c. All agreed to retrospectively recommend authorisation of fees to P McCreery for providing a response to the Warren Lands application. The quote provided and the consultation deadline was in between meetings despite an extension being sought.
- d. LPC objected to the TPO consultation on the thuja tree in the churchyard.

9. Highways improvement Plan

- a. High Street pavement – discussed during public session.
- b. Flint Lane and Pilgrims Way – Cllr. A Walmsley reported HGVs are using the Pilgrims Way and Flint Lane and often getting stuck and blocking the road.

ACTION Cllr. P Culver to contact HGV company and find out why they using this route.

ACTION Cllr. A Walmsley to respond to the enquiry via MBC Cllr. T Sams.

10. To consider road name suggestions for Phase 2 for Land North of Old Ashford Road

Cllr. N Osborne made suggestions for road names in relation to former medical staff, given the sites proximity to the doctors surgery. The proposed options include Gardiner Place, Stanfield Walk, Donald Way, Featherstone Road, Garrett Row and Laird Close.

ACTION Cllr. N Osborne to circulate proposals for agreement at full council.

11. Matters Arising from Planning Decisions

None reported.

12. Date of next meetings

The next P&I committee meeting will be held on 13th December.

Meeting closed at 22:05

Signed as a true record on this day 6th December 2023

Chair of the Planning and Implementation Committee

Appendix A

| Application Reference Number | Address | Comments |
|------------------------------|---|--|
| 23/504842/LBC | Roundabout Cottage 62 High Street Lenham Kent ME17 2QB | No Comment |
| 23/504815/FULL | Runham Farm Runham Lane Harrietsham Maidstone Kent ME17 1NH | No Comment. |
| 23/504690/FULL | 67 Robins Close Lenham Kent ME17 2LE | No Comment |
| 23/505020/SUB | 8 - 10 The Square Lenham Kent ME17 2PQ | LPC respectfully asks that these two applications are suspended until proper drawings showing the required level of detail are submitted. We would point out that this listed building is the oldest in the Village and that additional care is needed when specifying the work. Whilst we accept that in 2012 when the LBC application was granted that the Lenham Square Conservation Plan as published by MBC did not exist – it does now exist. Therefore, these SUB applications should be cross referring to the Plan. |
| 23/505024/SUB | 8 - 10 The Square Lenham Kent ME17 2PQ | |
| 23/504932/SUB | Land At Old Ham Lane Lenham Maidstone Kent | Lenham Parish Council objects strongly to this sub application in respect of item 3 phasing plan details where it states that no phasing is taking place on the scheme. That is of course completely correct in relation to the housing development which is intended to be built out as one phase. There are however phasing arrangements in relation to the infrastructure provision, most specifically, the road infrastructure and this phasing is clearly set out in the section 106 agreement signed by all parties including Lenham Parish Council who have no wish to see it altered. In place of the request for deletion LPC would prefer the application for reserve matters to read something closer to: “ The house building will not be phased, but the delivery of the associated highway infrastructure will be delivered in phases as set out in the section 106 agreement. Further details of the phasing of the highway infrastructure will be set out in subsequent reserved matters applications.” |
| 23/505030/SUB | 8 The Square Lenham Kent ME17 2PQ | No comment, although it would appear that this work has already been completed – perhaps this application should have been submitted as a retrospective application. |
| 23/504968/SUB | Fairview, The Barn Faversham Road Lenham Kent ME17 2EX | Lenham Parish Council objects to this sub application – there is a total lack of detail in |

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| | | <p>respect of the Site Development Scheme (Biodiversity and Landscaping). It is a text document without drawings showing the locations of bird boxes, bat boxes, habitat piles etc – with only reference to adopting relevant standards (Bat Conservation Trust etc). The text notes that details of landscaping ‘is being considered’ – suggests that other than the packaged treatment works (needed on site soon) the rest of this submission is too early and with insufficient detail to consider and approve. The document even references a wildflower meadow which has commenced and is shown on drawing [XYZ] – which is not available. How can a condition be discharged without the relevant information and drawings.</p> |
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