LENHAM
PARISH COUNCIL

Report of the Planning and Implementation Committee

Wednesday 21st October 2026 at 7:30pm

PRESENT Cllr. A Walmsley Chair Presiding
Cllrs. P Culver, D Garland, K Hammond, J Murray & A Ratcliffe
Clerk L Westcott & Deputy Clerk S Newell
R Greenwood

Public Participation
3 Members of the Public in total.
2x mop – Concerns over planning applications on Sandway Road, Sandway. One is not complying with conditions as a mobile home has been moved onto site that is not on the plans and it appears that a business is operating from the site.
1x mop – Representative for Lenham Wanderers Football Club – Apologies for late payment of pavilion lease rent. All up to date.

The chair opened the meeting at 19:40.

1. **Apologies for Absence Received.**
   Apologies were received and accepted from Cllrs. J Britt & S Heeley.

2. **Nominations for substitutions.**
   Cllr. K Hammond is substituting for Cllr. S Heeley. All agreed.
   Cllr. D Garland is substituting for Cllr. J Britt. All agreed.

3. **Declarations of Interest.**
   Members of the group who stand on LPC declared an interest in relation to William Pitt Field.
   R Greenwood declared a conflict of interest arising from the land to the rear of Tithe Barn. All declared conflicts of interest are non-pecuniary.

4. **Minutes from P&I Committee Meeting 16th September 2026**
   Cllr. A Ratcliffe – 1A Dormer Refurb provided an update. A letter to MBC to be written. Will share with Cllr. A Walmsley and all MBC Councillors.
   Cllr. A Walmsley – to liaise with Barrs regarding footpath diversion.

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

6. **Update on Workplan (circulated with agenda)**
   a. **Nursery –** L Westcott to chase solicitors and also to chase on 106 moneys from Abbey Homes.
   b. **Phase 2 of Vistry site, Land West of Lenham (Jones Homes) –** DHA provided LPC with plans for the site in line with the Neighbourhood Plan.
      ACTION L Westcott to send website and documents round to all.

Following a review of the plans at the meeting, questions from councillors, include:

- will it be connected to the current Jones Homes development?
- Parking concerns with proposed allotment/green space area.
- Is the main road wide enough?
- If allotments goes ahead – request to have compostable toilet and is there a water connection?

ACTION Cllr. A Ratcliffe to provide comments in response to DHA.

7. **Updates on other Development**
   a. **Update for realigned 399A footpath** – to be discussed with the Barrs.
   b. **Ham Lane Playpark repairs latest position.** – this has been ordered. Awaiting date for works to be completed.

8. **To consider the street trading licence application for the Christmas Light Switch on event in Lenham Square**
   All agreed and happy to go ahead.

9. **UK Power network – installation across WPF**
   Officers reported that they have asked for further detailed information from UKPN regarding a proposed cable installation across the WPF. All agreed that it should go around the field and not through, due to concerns of both damage to the Kent FA approved playing surface and the probability of the field being acquired for future development.
   ACTION Officers to chase on further information.

10. **Highways Improvement Plan**
    a. **To consider proposed HGV signage on the A20 for £1242 (KCC quote) –** Cllr. A Walmsley to request size of the signs.
    b. **Cherry Downs Footpath realignment –** meeting planned for 5th November.
    c. **20Mph roundels now agreed –** Agreed, KCC are funding this. No repeater signs unless on existing poles/signs
    d. **Speed watch to update current position –** awaiting new meeting date

11. **Matters Arising from Planning Decisions.**
    None.

12. **Correspondence (for information only)**
    None.

13. **Date of next meeting – 18th November 2026**

The meeting closed at 21:30

Signed as a true record on this day 4th November 2026……..
Chair of the Planning and Implementation Committee

Appendix A

Application Number	Address	Comment
26/503712/TPOA	Elmwood Dickley Lane Lenham Kent ME17 2DD	No Comment.
26/503736/LBC	Marlow Farmhouse Pilgrims Way Lenham Kent ME17 2EL	Lenham Parish Council objects to this application pending the provision of a list of all materials and workmanship likely to be approved by the conservation officer.
26/503789/FULL	Shepherds Lenham Forstal Road Lenham Heath Kent ME17 2JG	No Comment.
26/503715/SUB	62 Maidstone Road Lenham Kent ME17 2QJ	Lenham Parish Council considers that conditions 7 and 14 are inadequate. The noise report submitted in respect of condition 7 is four years out of date – the A20 has become much busier and noisier – noise levels should not be based on historical information. The construction management plan seems to be adequate but omits the need to ensure that no construction vehicles are parked on the Maidstone Road. The property is effectively on a slip road exit from the A20 any parked construction vehicles will seriously obstruct high speed traffic exiting from the A20.