



Report of the Planning and Implementation (P&I) Committee

Monday 22nd November 2021 at 7:30pm

INQUORATE MEETING

PRESENT Cllr. A Walmsley, Chairman presiding.
Cllrs. J Britt, P Culver, S Heeley, & N Osborne.
R Greenwood and V Woollven
P McCreery (Planning Consultant), L Westcott (Clerk)

Public Participation

No members of the public in attendance.

1. Apologies for Absence:

Apologies received and accepted from Cllrs. M Cockett, M Lowe and A Ratcliffe, as well as R Young post meeting.

As there were only three councillors in attendance designated as members of the P&I Committee, the Chair declared the meeting as inquorate. The meeting would be used for information purposes only with decisions and actions deferred to full council. As no members of the public were in attendance, all agreed.

2. Declarations of Interest:

V Woollven and R Greenwood declared a conflict of interest arising from the land to the rear of Tithe Barn, N Osborne and P Culver declared a conflict of interest to land to the east of Old School Close, J Britt declared a conflict of interest in relation to the Inkstand Cattery site, 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 25th October 2021

All actions from the minutes are covered in the agenda items. The minutes were approved for confirmation at the next LPC meeting.

4. Planning Applications to be considered

- a. 21/505841/OUT - Land West of Northdown Business Park, Ashford Road, Lenham, Kent, ME17 2DL
Cllr. A Walmsley reported that the application was for an improved access to be constructed, this will utilise the same access off the A20 as the neighbouring SE Water site. The access road requires KCC guidance which should be followed. The close proximity to the neighbouring properties on the Abbey Homes development site should be pointed out, as they are not yet built. Natural England should be consulted in respect of both foul and surface water drainage proposals. The surface water drainage is proposed to discharge to ground, information from neighbouring sites needs to be reviewed by the applicant - due to nature of the ground conditions conventional SuDs are unlikely to work effectively. It was also noted that the site bordered the AONB and that both building heights and roof colours need to be considered as well as improved screening. It was considered that noise from a B2 industrial approval would constitute an issue for existing and new homes on the Abbey Homes site.
Full response to be drafted for agreement at full council.

5. Update on Workplan

- a. East Lenham Farm – Meeting planned with land agent on 1st December, P McCreery will attend along with Cllrs. J Britt and N Osborne.
- b. New sports and recreation ground – Meeting planned between Cllrs. on 2nd December.
- c. MHS Homes, Headcorn Road – Concerns have been raised about the new road layout at the Railway Bridge with no lighting. Cllr. A Walmsley has contacted KCC to express concern, they will follow this up with the developer.
- d. Countryside, Old Ham Lane – Cllr. J Britt reported that he has contacted the solicitors to progress the sale of the strip of land at the WPF.

6. Neighbourhood Plan Review

Cllr. J Britt reported that the meeting requested by MBC will be held on 23rd November.

7. Preparing for MBC LP Review

P McCreery has prepared a Policy that he recommends LPC adopt, this will be reviewed at full council. An evening workshop will be beneficial for all Cllrs. to attend to outline and discuss the proposed responses. The plans for the workshop will be discussed at full council.

MBC Cllr. Sams has asked for an explanation on the short six-week consultation period for the local plan. Both Cllrs. Sams and Prendergast to be invited to the workshop.

8. Updates on other Development

None to report.

9. Highways Improvement Plan

KCC are beginning the traffic survey works for the 20mph scheme.

10. Lenham Village Conservation Area Appraisal consultation

Cllr. A Walmsley reported that LPC generally support the report with some concerns about the text.

11. Matters Arising from Planning Decisions

- a. 21/505396/FULL - Tithe Cottage, Tithe Yard, Church Square - request from applicant for a copy of the email discussions. L Westcott will provide this once personal information has been redacted.

12. Date of next meetings

Date of next meeting confirmed for 20th December 2021

Meeting closed at 22:00.