



Report of the Planning and Implementation (P&I) Committee Thursday 25th August 2022 at 7:30pm

PRESENT Cllr. A Walmsley, Chairman presiding.
Cllrs. J Britt, N Osborne, P Culver & A Ratcliffe
V Woollven

Public Participation

3 members of public present.

1. Apologies for Absence:

Apologies received and accepted from Cllrs. M Cockett, S Heeley & K Hammond.
Apologies also received and accepted from R Greenwood, R Young & L Westcott (clerk).

2. Declarations of Interest:

V Woollven declared a conflict of interest arising from the land to the rear of Tithe Barn. N Osborne 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 and Warren Lands. 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 July 2022

All agreed that the minutes were accurate, points to note:

Cllr. A Ratcliffe's report regarding cycle lanes around the Village remains outstanding.

4. Current Planning Applications

9a High Street.

Input was received from 3 members of the public who had already submitted comments to MBC.

Cllr. A Walmsley presented a draft PC response based largely on comments received from Cllr. A Ratcliffe.

Cllrs. J Britt and N Osborne explained that the LPC comment could only be based on technical issues and that noise, dust and other inconvenience was not part of the planning process. They urged that the neighbours who were worried about loss of privacy because of the additional windows should submit further comment to that effect directly to MBC.

The draft was discussed by all and modified in line with the comments received.

ACTION Cllr. A Walmsley agreed to tidy up the draft response and circulate it for confirmation prior to having the Clerk submit it on Tuesday 30th to MBC.

5. MBC Local Plan Review - Preparing for independent inspection

Cllr. J Britt updated the committee on activity prior to the forthcoming independent Inspection.

He stated that the situation was changing almost daily in particular with the reprogramming of the Inspection schedule and the submission of further previously unseen MBC documentation. He stated that he was keeping the PC website updated and that Cllrs. and the public should consult it if they wished to keep themselves updated. He also reported that five written submissions were sent along with four technical appendices generated by LPC in respect of the Neighbourhood Plan review had now also been submitted. (These included both the important Transport and Environmental Sustainability studies).

Cllr. J Britt, P McCreery and the team were thanked and congratulated for their sterling efforts with the opinion quietly expressed that Heathlands should surely now be rejected. Confirmation of attendance and representation at the hearings has been agreed and submitted.

6. Neighbourhood Plan Review

With the generation of the four technical documents (described above) work on the Neighbourhood plan review has been suspended pending the results of the Local Plan Inspection.

7. Update on Workplan

- a. **East Lenham Farm (19/504724).** It was reported via the MBC / LPC meeting regarding the Neighbourhood plan review that this application would now likely be approved. Doubts were however expressed about the raising of the specification by Natural England. Obviously this approval directly affects the provision of the new Sports field and the sale of the WPF for housing.
- b. **MHS Homes.** There has been no further comment received in respect of this site and it was noted that the promised "open day" had not yet been announced suggesting another delay pending completion.
- c. **William Pitt Field - Strip of Land.** Cllr. J Britt reported the new solicitor was proceeding at speed to attempt to finalize the sale. She had asked a series of questions of the LPC the following being outstanding:
 1. Did we have copy of the deed of grant conditions imposed in 1908 in respect of the purchase by the then LPC (Cllr. M Ballard may have).
 2. What arrangements had been made with the Football Club regarding the outstanding lease. (The lease only covers the ground on which the Pavilion stands and is unaffected by the sale of the strip).
ACTION Cllr. A Ratcliffe agreed to recirculate the drawing of the WPF layout post the sale and construction work for reconsideration by the LPC (the Football club having previously approved the drawing)
 3. Was the sale subject to VAT and had we discussed this with HMRC?
ACTION – this to be taken up by the RFO.
- d. **Abbey Homes.** A site meeting had been held with the contractors regarding the cutting of trees between along Groom Way. It was reported that the trees had already been weakened and possibly destroyed by the roots being cut. It was noted that the contractors had not acted illegally in this regard but that there were further discussions being held between MBC and the Contractor regarding possible replacement presumably this would be in Groom Way but not within 2m of the boundary.

8. Updates on other Development

- a. Social Club – further correspondence had been received from the Neighbours looking to complain to the licencing panel to have the drinks licence revoked. It was noted that the complaints were for MBC to act upon or not. Disappointment was expressed that the Club and the Neighbours had ceased to communicate / compromise on the issues.
- b. Warren Lands, Sandway – Cllr. J Britt reported that he understood the Town's estate family solicitor had now registered the land. This should enable writs to be issued to remove the current occupiers. He stated that there had been attempts to connect the (now 2 caravans) to the utility services and that they had been disconnected by the Companies involved. Contact was being made with the CTRL in respect to the tyres now being stored on site which must constitute a fire hazard.

9. Highways improvement Plan

Cllr. A Walmsley reported that KCC had nominated a representative to further the work and initial contact had been made proposing a site meeting.

Cllr. J Britt reported a successful meeting with KCC at the narrows on the Railway Bridge. He stated that they had agreed in principle to some alterations including repositioning the lit Bollard and to remarking the Road to make it seem narrower than it actually was. KCC were to contact the contractor saying that the current layout was faulty and that they should fund the changes.

10. Matters Arising from Planning Decisions

None reported.

11. Date of next meetings

Date of next meetings confirmed for Monday 26th September 2022.

Meeting closed at 22:00