Report of the Planning and Implementation Committee

Wednesday 19th February 2025 at 7:30pm

PRESENT Cllr. A Walmsley, Chair presiding.
Cllrs. J.Britt, D Earl, D Garland, K Hammond, J Murray, N Osborne & A Ratcliffe
S Newell (Deputy Clerk), R Greenwood, P McCreery & V Woollven

Public Participation

1 member of the public present.

1 member of the public presented a drawing of an application he was about to make for a property on the High Street. Cllrs. In principle until further details were presented could see no apparent issues and made suggestions as to how the drawings could be better presented.

The chair opened the meeting at 19:45.

1. **Apologies for absence:**
   Apologies received and accepted from Cllrs. P Culver & S Heeley as well as L Westcott (clerk).

2. **Nominations for Substitutions**
   Cllr. D Garland is attending on behalf of Cllr. P Culver.
   Cllr. K Hammond is attending on behalf of Cllr. S Heeley.

3. **Declarations of Interest on the Agenda**
   V Woollven and R Greenwood declared a conflict of interest with St Mary's Church and land arising from the land to the rear of Tithe Barn. Cllr. N Osborne declared a conflict of interest to land to the east of Old School Close. Cllr. J Britt and N Osborne, plus R Greenwood and V Woollven declared a conflict of interest in relation to 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.

6. **Maidstone Borough Local Plan 2024 – update (Brought forward to discuss first)**
   Cllr. J Britt provided an update on the Heathlands SPD stakeholders meetings held at MBC to progress the Heathlands development. He reported that despite the Local Plan Inspector only agreeing to Heathlands provided such a stakeholders meeting was held to finalise technical data such as the railway station and roads, no technical documentation had yet been made available even though the Council Officers and Homes England were driving towards outline planning later this year.
   After discussion it was agreed how Cllrs. Britt and Hammond should attend the next stakeholders meeting

   (8.10pm - Cllr K Hammond left the meeting temporarily returning at 08.30pm)

7. **Lenham Neighbourhood Plan Review (NHP)**
   Discussed a recommendation to go to Full council for a review of Neighbourhood Plan.

   This will allow an opportunity to review the potential delivery of the developments in the plan as well as keep the Neighbourhood Plan active as it would otherwise slowly become irrelevant as the Local Plan continues to be implemented.

4. **Minutes from P&I 22nd January 2025**
   The minutes of the P&I meeting on 22nd January 2025 were agreed as being accurate.

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

8. **Update on the Workplan**
   a. Maidstone Rd Car Park – preliminary meeting held with R&B plant. A recommendation was made to proceed with creating an initial budget to address the required feasibility reports (trees, geo-phys etc.) subject to agreement at F&GP.

9. **Update on Other Development**
   a. Warren Lands – Cllr. J Britt reported that the occupiers are still on site so are now in contempt of court, MBC have taken photo evidence of this. Site to be cleared by 16th March. Discussions of land post vacating are taking place.
   b. The Gables appeal – Not gone to appeal yet but very highly likely to. The Committee agreed that when further appeal information was available that P McC would be asked, subject to agreement of costings, to generate a PC input to the appeal supporting the applicant.
   c. KH377 West Street footpath diversion – A. Walmsley couldn't see anything wrong with this, as simply proses walking round around the edge of the property.
   d. Cllr. Britt reported the meeting with R Jarman. Topics discussed were the 106 agreements with Abbey Homes, inconsistency of planning decisions (in particular the proposed Sandway Road gypsy site and listed building drawing detail). Mr Jarman was also appraised of the need to move the sports fields to next to the East Lenham development to free up the WPF for housing as per the NP. He stated that he was somewhat confident that MBC would approve The East Lenham development but was unsure if this would prompt NE to object and appeal.

10. **Highways Improvement Plan (HIP)**
    Cllr. J Britt said that KCC Highways has an item on their 2025/26 budget to allow for a speed reduction on A20 from 50 down to 40.

11. **Matters Arising from Planning Decisions**
    V Woollven reported that the prospective sale of Highfields had fallen through no doubt in the face of the planning issues still outstanding.

12. **Date of next meeting**
    The next meeting is on Wednesday 19th March 2025.

The meeting closed at 21:30

Signed as a true record on this day 5th March 2025……..

Chair of the Planning and Implementation Committee

Appendix A

Application Number	Address	Application Content
25/500456/SUB	Land At Old Ham Lane Lenham Maidstone Kent	No comment
25/500455/SUB	Land At Old Ham Lane Lenham Maidstone Kent	No comment subject to confirmation by our solicitor
25/500464/FULL	46 Honywood Road Lenham Kent ME17 2HH	No Comment