



Report of the Planning and Implementation Committee

Wednesday 16th September 2026 at 7:30pm

PRESENT Cllr. A Walmsley Chair Presiding

Cllrs. J Britt, D Garland, K Hammond & J Murray

Clerk L Westcott

R Greenwood & V Woollven

Public Participation

No public present.

The chair opened the meeting at 19:30

1. Apologies for Absence Received.

Apologies were received and accepted from Cllrs. P Culver, S Heeley & A Ratcliffe.

2. Nominations for substitutions.

Cllr. K Hammond is substituting for Cllr. S Heeley. All agreed.

Cllr. D Garland is substituting for Cllr. P Culver. 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 and V Woollven declared a conflict of interest arising from the land to the rear of Tithe Barn. Cllr. J Britt declared an interest in Warren Lands and the planning application at the Old Woodyard as a near neighbour. All declared conflicts of interest are non-pecuniary.

4. Minutes from P&I Committee Meeting 19th August 2026

The minutes of the P&I meeting on 19th August were agreed as being accurate.

Points to note:

- a. Dormer refurbishment at 1A High Street – awaiting for further information from Cllr. A Ratcliffe on gaining a second opinion on refusal points.

ACTION Cllr. A Ratcliffe to update at full council.

5. Current Planning Applications to consider

Please see Appendix A.

6. Update on Workplan (circulated with agenda)

- a. East Lenham Farm – being discussed at MBC planning committee on 17/9/26.
- b. Jones Homes have taken over the option for Phase 2 of the land adjacent to the Vistry development (Old Ham Lane). A meeting has been arranged for LPC and DHA planning to discuss proposed plans.
- c. Cllr. A Walmsley reported that the footpath diversion has been agreed at the new recreation ground site.

ACTION Cllr. A Walmsley to liaise with landowner.

Other points on the workplan:

- i. Heathlands – an email has been received on behalf of Homes England regarding the planned engagement events, the dates are as follows:

Friday 9th October 2026 – 9am – 1pm – Charing Church Barn

Friday 9th October 2026 – 3pm – 7pm – Harrietsham Village Hall

Saturday 10th October 2026 – 2pm – 8pm – Lenham Community Centre

- ii. Nursery – no information on CIL grant terms yet.
- iii. Lenham Springs – no further information on latest application.

7. Updates on other Development

- a. 11A High Street – to be heard at MBC planning committee on 17/9/26. All agreed for Cllr. A Walmsley to attend on behalf of LPC and re-iterate comments.

8. Highways Improvement Plan (HIP)

Cllr. A Walmsley reported that no new material will be considered on the HIP until October.
Cllr. J Britt reported that KCC Highways are working on the 40mph limit on the A20.

9. Matters Arising from Planning Decisions.

Cllr. A J Britt reported on a breach of the stop notice issued by MBC on the land adjacent to the Wishful Thinker, a timber building is being erected.

ACTION Cllr. J Britt to report to MBC Officer.

10. Correspondence (for information only)

L Westcott reported on correspondence received regarding the sale of land at Leadingcross Green. Local residents have expressed concerns regarding the future ownership of the land, which is due to be auctioned on 11 October.

Cllrs. expressed an interest in exploring the possibility of LPC purchasing the land. L Westcott agreed to gather the necessary information to enable the Council to consider this further. It was noted that this work may take some time and could impact on the progress of other work.

11. Date of next meeting – 21st October 2026

The meeting closed at 21:30

Signed as a true record on this day 7th October 2026.....

Chair of the Planning and Implementation Committee

Appendix A

Applicati on No	Address	Comments
26/5028 80/ EIHYB	Former Marley Works Dickley Lane Lenham Kent ME17 2DE	Lenham Parish Council in principle supports this application subject to conditional detail yet to be provided. In particular but not exclusively we would be looking for the following: 1. Noting the separate comments from K Miller we confirm that the old Marley site was a huge light polluter – the current application seems to be taking this into account but no calculations have been provided to show the effect on the National Landscape area which borders the site’s Northern boundary. 2. There does not appear to be a traffic management plan. Marley of old had a “just in time” transport system which left lorries queuing along Dickley Lane awaiting their time slot. At the very least this should be avoided. 3. There is no mention of protecting the existing Public Right of Way through the site. The applicant does hope to move the PROW to the Green space to the west but from experience this could take years with no guarantee of success – obviously LPC would support the new hoped for route. 4. The design and access statement page 27 says that foul sewage will be pumped from site – but no detail as to where. Both the Lenham and Harrietsham sewage works are overloaded with the additional housing already built and about to be built. Marley had two pumping stations one to the West pumping up to the junction of Dickley Lane and the Marley Road (hence to Harrietsham) and on the East along the A20 to the top of the Maidstone Road leading down to Lenham. This latter sewer also took the washings from the lorry wash. Agreement from Southern water will presumably be needed for either option as well as their acceptance of run off from any lorry wash on site. There is no mention of protecting the Green space to the West of the site which we consider to be a necessary buffer between the Industrial activity and the housing along the Marley Road.
26/5028 55/FULL	The Old Woodyard Headcorn Road Sandway Kent ME17 2NE	Lenham Parish Council objects to this retrospective application and we would ask the Planning Officer to consider this application in the light of the new DM8 planning requirement published August this year. <i>Unauthorised development and enforcement (Policy DM8): Mandates that where development was carried out unauthorised and intentionally, decision-makers must give that intentional breach “substantial weight” in considering whether to grant planning permission.</i> We are aware that the existing MA/09/1652 approval granted permission for two touring caravans but from July this year at least one has been replaced by a static mobile Home in this proposed caravan Park. We are extremely worried about the number of sites like this that are springing up all around the Sandway hamlet and we repeat below our detailed objection to these sites. Effect on Character and Appearance. The application site lies in an area of attractive countryside outside both the village Lenham and the hamlet of Sandway. The application site is clearly visible from the public realm along the Lenham Heath Road. Whilst there is a scatter of development, including the Wishful Thinker Inn and some residential development in the vicinity, this area is clearly open and mainly undeveloped attractive countryside. The spread and form of the development proposed would have a significant harmful effect on the rural character and appearance of

		the countryside such that the proposal would clearly conflict with development plan policy LPRSP9 which aims to protect the countryside from inappropriate and intrusive development. Whether sustainable location and accessibility. Sandway has no facilities and residents turn to the villages of Lenham and Harrietsham, both rural service centres situated about 1 mile away, for their day-to-day needs. The characteristics of the intervening roads, which are at the national speed limit (60mph) are not conducive for walking or cycling. In particular the lane to Lenham is mostly unlit with no footway and has for a large part restricted forward visibility for all uses which makes it generally unsuitable for children and the elderly to walk or cycle along. There are no public transport services at Sandway. Mr David Murray, the Inspector appointed by the government to determine a recent appeal at Warren Lands also at Sandway and less than 100m metres from this proposed site, considered whether the Hamlet was a sustainable location suitable for a gypsy or traveller caravan site. In his decision letter dated as recently as eighth of October 2024 concluded as follows at paragraph 27, page 6. It is inherent that a Gypsy or Traveller way of life is dependent on a regular degree of travel probably by a vehicle. Nevertheless, the proposals are for mobile Home dwellings and this is likely to involve a family having to reach schools services and facilities even when a worker is travelling away. The location of the site away from services and facilities and the lack of practical alternatives to the use of the car means that the proposed mobile Home dwellings would still be largely dependent on the use of the car. This would not help achieve a sustainable pattern of growth and both proposals conflict with the policy in the Framework to promote sustainable transport, together with Policy AT2(3) of the LNP (Lenham Neighbourhood Plan). Lenham Parish Council believes that the above comment clearly indicates that Sandway is not a suitable or sustainable location in principle for development for a caravan park. Such development proposals at Sandway are clearly contrary to both the development plan and government policy as set out in the Framework. The heart of the Sandway conservation area, which is very close to the application site, comprises a narrow and dangerous road junction. Additional traffic generated by the proposal would have to navigate this junction which would be highly detrimental to highway safety. The effect on protected species and biodiversity. Policy LPRSP14(a) requires new development to deliver a minimum of 20% biodiversity net gain or if this is unviable the statutory minimum net gain provision. No information has been provided within the application which demonstrates that proposals to comply with this policy have been thought through and are proposed. As such the application is contrary to this important development plan policy. The proposal is within the Stodmarsh Marshes SAC affected area (there are tributaries to the Stour surrounding the site) but the effect on the SAC is also unclear. Policy LPRHOU8. The application conflicts with policy LPRHOU8 part (b) in terms of the sites accessibility to local services, part (c) because of the significant landscape impact and harm to rural character, part (d) the wider impact on highway safety including the very dangerous and congested junction which lies at the heart of the Sandway conservation area and part (f) the ecological impact on the Stodmarsh SAC.
26/5024 73/SUB	Blackberry Acre Headcorn Road Sandway Kent ME17 2NE	No Comments
26/5033 94/PIP	Warren Lands,	Lenham Parish Council strongly objects to this application.

	Lenham Heath Road, Sandway, ME17 2NB	The applicant is the ex wife of Mr King who is the subject of a court order to vacate the premises. Land registry issues as to the actual ownership of the land still exist but certainly we have no doubts that neither Mr King nor his ex wife currently own the land. In line with neighbours comments we urge the Council to activate removal of Mr King
--	---	--