Report of the Planning and Implementation Committee

Wednesday 20th August 2025 at 7:30pm

PRESENT Cllr. A Walmsley presiding.
Cllrs. D Garland, K Hammond, S. Heeley, & A Ratcliffe
L. Westcott (Clerk & RFO) A. Ratcliffe (Officer) R. Greenwood & V. Woollven

Public Participation

1 member of the public from Lenham Wanderers football club discussed the relocation of the gym equipment from Ham Lane and Cherry Close play parks to the William Pitt Field. It was confirmed Caloo will not re-home the equipment in position discussed previously as there isn't enough space. **ACTION** Cllr. A. Ratcliffe to draw a plan of Car park without the equipment. **ACTI0N.** Cllr. J Britt to contact solicitor regarding our position on the lack of completion of the works again and issue 30-day notice. WPF gate to be replaced on 5th September by Wallond Fencing. **ACTION** Cllr. A Ratcliffe to contact Lenham School to offer some gym equipment to them.

The chair opened the meeting at 19:40

1. **Apologies for absence**
   Apologies were received and accepted from Cllr P. Culver, J. Britt & K. Murray
2. **Nominations for Substitutions**
   Cllr. D Garland is substituting for Cllr P. Culver & Cllr. K. Hammond is substituting for J. Britt.
   All agreed.
3. **Declarations of Interest on the Agenda**
   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.
4. **Minutes from P&I Committee meeting 16th July**
   The minutes of the P&I meeting on 16th July 2025 were agreed as being accurate.
   ACTION Cllr. M. Michaelas has contacted Riz Barbers regarding signs and noise. Cllr. A Ratcliffe to follow up with Evans and Langsford re quote.
5. **Current Planning Applications to consider – see Appendix A**
   Please see Appendix A for agreed responses to planning applications.
6. **Maidstone Borough Local Plan 2024 – update**
   Cllr K. Hammond & Cllr. S. Heeley reported that all three MBC councillors have resigned for the Lenham ward. Cllr. A Ratcliffe reported on the 600+ empty properties in Maidstone and MBC should be using these. SOHL petition to be issued reiterating that there is no Council Representatives at present. SPD Consultation will be held in September with no local MBC representative. Kent Messenger TV featuring the above on 20th August.
7. **Lenham Neighbourhood Plan Review (NHP)**
   No update.
8. **Update on the Workplan**
   a. East Lenham Farm – waiting for committee decision.
   b. Sports and Recreation Group – Cllr. A Walmsley expressed an interest to join working group
   c. Countryside/Vistry – no change

d. Abbey Homes – no update.
e. Maidstone Road Carpark Extension – discussed earlier.
f. Nursery – Project management meetings ongoing. **ACTION** Cllr A. Ratcliffe to contact Modas
g. Heathlands – consultation set for September.

9. Appeal on Byways KH668 (Chapel Farm – East Lenham Farm)

LPC commented to original application – objected due to likely use of quad/ motor bikes.
All agreed to reiterate what was previously stated and add quarry proposal information.

10. Update on Other Development

a. Complaint about 8-10 Maidstone Road - agreed with information raised to MBC (email sent to many people).
b. Exercise equipment - previously discussed.
c. WPF Gate – previously discussed

11. Highways Improvement Plan (HIP)

Cllr. A Walmsley reported that the new HIP has been circulated. There is no update on new 20mph roundels.
Meeting with new officer – Cllr. A Walmsley & Cllr. D Garland to attend.
Cllr. A. Ratcliffe suggested using red bricks to slow down traffic instead of red tarmac.
L Westcott reported on an e-mail received regarding Beacon Road – commented it was a KCC issue, very unlikely to agree to it becoming one-way.

12. Matters Arising from Planning Decisions

Nothing to report.

13. Correspondence (for information only)

a. MHS Homes open morning – 29th August at 11am
b. A question was raised about Abbey Homes – when will the footpath be opened?
c. Cross Cleaning 20th September – poster to follow
d. Lock up now emptied- Tourism Group to come up with Museum ideas

14. Date of next meeting

The next meeting is on Wednesday 17th September 2025.

The meeting closed at 9.00pm

Signed as a true record on this day 3rd September 2025……..

Chair of the Planning and Implementation Committee

Appendix A

Application Number	Address	Comments
25/502987/SUB	Parapet House Maidstone Road Lenham ME17 2QJ	No Comment
25/502948/SUB	Parapet House Maidstone Road Lenham ME17 2QJ	No Comment
25/502817/LDCEX	Biggin Farm Sandway Road Sandway Kent ME17 2LU	No Comment.
25/503101/TCA	Lenham Fire Station High Street Lenham ME17 2QB	No Comment.
25/503055/FULL	Westbury Waterditch Lane Lenham Kent ME17 2DY	The Parish Council notes that this application is now much closer to that suggested in our previous comments given that the scheme is now much closer to the existing footprint of the existing structures and with a low pitch slate roof. However we are still concerned that this could end up as a separate independent dwelling and we would suggest a condition that it is linked to the main house to prevent future separation/sale. It could, in theory, have a direct entrance formed off Waterditch Lane in the future – which we would need to avoid. We also think that there should be further clarification of the window/door frame colours as these are not listed in the documents.
25/502893/LBC	Corner House The Square Lenham Kent ME17 2PQ	See our comments on 25/502892/Full
25/502892/FULL	Corner House The Square Lenham Kent ME17 2PQ	Lenham Parish Council notes that this a retrospective application - according to google earth it was put up before the main façade was done – back in 2023!. We also note that recent improvements to the building have been done to a high standard. We would ask for consideration to be given to the following and conditions set accordingly by the Planning Officer Windows: The joinery details type A: we would think in the interest of energy conservation/use that the glass units should be double glazed units (thin glazed) which is accepted and used in many listed environments – even on known grade 2 buildings. Window details type B shows double glazed unit but notes single glazing to match the adjacent windows. DGUs can be made with a heritage outer pane if effect preferred. Drawings are insufficient for the application there is no mention of rainwater goods, details etc – these should be cast-iron effect as a minimum – if not actually cast iron.
25/503060/FULL	Westbury Waterditch Lane Lenham Kent ME17 2DY	The Parish Council objects to this retrospective application on the grounds of detrimental visual impact to the rural environment. Stock fences are perfectly satisfactory in the countryside and six-foot close boarded fences are a creeping urbanisation of rural environments. This is especially pertinent in the North Downs Landscape area. As such we would always prefer to maintain the rural feel – which is not to permit such fences and gates. The preference should be to manage and grow hedgerows which are better for nature, ecology etc and just as effective at breaking the view if that is the intention here.