



Minutes of the Meeting of Lenham Parish Council
Held on Wednesday 2nd September 2026, 7:30pm at Lenham Community Centre

PRESENT Cllr. J Britt, Chair presiding.

Cllrs. P Culver, H Dale, D Earl, D Garland, K Hammond, S Heeley, Ratcliffe & A Walmsley.

L Westcott (Clerk & RFO), S Newell (Deputy Clerk and RFO)

Public Participation

4 members of the public present.

MoP came to discuss her future business venture at Dickley Woods. Explained proposal and asked for feedback. Her main concern is regarding the access road onto the land owned.

Cllr. A Ratcliffe advised to speak to MBC Planning team and speak to neighbours of the land.

KCC Councillor Sarah Emberson – Mentioned the announcement of the pause of the LGR. No updates yet but will feedback.

MOP came to discuss the speed on Old Ashford Road. Cllr. J Britt discussed we are aware of this and trying to set up a Speedwatch group. Looking for volunteers.

The chair opened the meeting at 19:50.

26/64 Apologies for absence received.

Apologies were received and accepted from Cllrs. M Michaelas, J Murray, D Turner & C Wood.

26/65 To receive declarations of interest on the agenda, declarations to changes to the Register of Interests, and to consider Requests for dispensations.

There were none.

26/66 To request notification of intention to film, photograph or record any items.

There were none.

26/67 In accordance with the Public Bodies (Admission to Meetings) Act 1960, S1, the Council is to determine which items, if any, should be taken with the public and press excluded.

There were none.

26/68 To sign as a correct record the minutes of the Lenham Parish Council Meeting on 1st July.

Cllr. D Garland proposed, Cllr. A Ratcliffe seconded and it was **RESOLVED** that the minutes for the meeting held on 1st July are a true record and were approved, adopted and signed by the Chair of the Parish Council.

26/69 Progress of resolutions from 1st July (for information purposes only).

To note:

- a. Insurance payment received from 7A Church Square.

26/70 To consider the report from the Staffing Committee

- a. **To approve the recommended pay scale changes** – Cllr. D Garland Proposed, Cllr. H Dale seconded and it was **RESOLVED** to accept new pay scale changes.
- b. **To approve the recommended increase in employer pension contributions to 17.5%** - Cllr. D Garland Proposed, Cllr. H Dale seconded and it was **RESOLVED** to increase pension contributions.

26/71 To sign as a correct record the minutes of the Finance and General Purposes (F&GP) meeting on 20th July and 24th August

Cllr. K Hammond proposed, Cllr. D Garland seconded and it was **RESOLVED** that the minutes for the meeting held on 20th July are a true record and were approved, adopted and signed by the Chair of the Parish Council.

Cllr. D Garland proposed, Cllr. H Dale seconded and it was **RESOLVED** that the minutes for the meeting held on 24th August are a true record and were approved, adopted and signed by the Chair of the Parish Council.

Recommendations:

- a. **To authorise payments for July and August and note income.**
(Details of payments and income tabled in July and August F&GP minutes)
Cllr. A Walmsley proposed, Cllr. K Hammond seconded and it was **RESOLVED** to make all payments for July.
Cllr. H Dale proposed, Cllr. A Walmsley seconded and it was **RESOLVED** to make all payments for August.
Cllr. D Garland & Cllr. A Walmsley to authorise the payments online.
- b. **To note formally acceptance on CIL money for Nursery.** Cllr J Britt proposed, Cllr. P Culver seconded and it was **RESOLVED** to formally accept the CIL money.
- c. **Recommendation for Lenham Fest 2027 date (July 17th 2027) – All agreed.**
- d. **Recommendation to contribute extra cost of Heritage style bins in the square (£2500) – All agreed.**

26/72 To receive the clerk's report for August 2026.

L Westcott reported the clerk's report, points to note:

- Application timeline for Silver Award reported.
- CCTV Capture of Catapult - to make awareness on social media.

26/73 To sign as a correct record the minutes of the Planning and Implementation Committee (P&I) meeting 15th July and 19th August

Cllr. J Britt proposed, Cllr. K Hammond seconded and it was **RESOLVED** that the minutes for the meeting held on 15th July are a true record and were approved, adopted and signed by the Chair of the P&I Committee.

Cllr. D Garland proposed, Cllr. A Ratcliffe seconded and it was **RESOLVED** that the minutes for the meeting held on 19th August are a true record and were approved, adopted and signed by the Chair of the P&I Committee.

- a. **To consider the planning applications in Appendix A – Please see Appendix A comments**

26/74 To consider adopting/reviewing the following policies

- **Memorial Bench (review)** – To add in section about contractors and insurance. All agreed to changes.

26/75 To review and agree the completion of outstanding works to WPF and to confirm the contents of the relevant (attached) correspondence (email)

All agreed to sign off on the works.

26/76 To discuss Speeding on Old Ashford Road to and from Lenham Village/explore Speed Watch.

Covered in public participation section.

26/77 Updates from meetings attended/ planned (for information purposes only)

- Cllr. A Ratcliffe meeting about remembrance service.
- Cllr. D Garland attending 'How to read a planning application' Webinar on 03/09.
- Cllr. H Dale met with Highbourne Park liaison to discuss Cherry Downs.
- Cllr. D Earl discussions with South East Water.
- Cllr. P Culver to attend opening of Lenham Primary Forest School on 04/09.
- Cllr. J Britt to attend PPG AGM on 09/09.
- Cllr J Britt to attend Teams meeting with Borough Councillors on 10/09.
- L Westcott & Cllr J Britt to attend MBC Parish Conference on 16/09.
- Nursery meeting to be held on 11/09.

26/78 Project Updates (for information purposes only)

- Tenders for Maidstone Road Carpark and Cemetery to be circulated once live. Must be sealed bids.

26/79 To report correspondence received (for information purposes only)

- FOI received for Sunnyhill Stables – All councillors to respond to officers by 9th September.
- Direct 365 prices have increased.
- Community Warden Laura has got a new phone number.
- Meeting was had with LWFC – Cllr. M Michaelas to report back with update.
- Stones are building up in piles on High St where they are crumbling on the roadside – contact KCC.
- Litter pick organised for the 3rd October.
- Cross Clean to be organised for the 17th October.
- Thanks from MoP on work at the cemetery.

The meeting closed at 21:35

Signed as a true record on this day 7th October 2026.....
Chair of Lenham Parish Council



Appendix A

Application Number	Address	Comment
26/503119/FULL	Annexe At Bracara Lenham Heath Road Lenham ME17 2BS	Lenham Parish Council objects to this application which would create a new residential property in what is an unsustainable area. We would point out that MBC planning has traditionally refused applications in the Lenham Forstall and Lenham Heath areas where they involve new residences. 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 also support the comments given in the "neighbour" comments that there is no detail given in respect of lighting, sewage or independent water provision
26/503024/FULL	Bull Cottage Lenham Heath Road Lenham Heath Kent ME17 2BP	Lenham Parish Council objects to this application which would create a new residential property in what is an unsustainable area. We would point out that MBC planning has traditionally refused applications in the Lenham Forstall and Lenham Heath areas where they involve new residences. The Planning Design and Access statement states that this is not a rural location given that it is within the "proposed" Heathlands development area. Heathlands however has not yet received full planning permission and we would suggest that this application is not anyway involved in the detail given so far for Heathlands. We would also point out that little has been given in the way of material specification to ensure that the rural character is maintained.
26/503199/FULL	Land Adjoining The Wishful Thinker PH Lenham Heath Road Sandway Kent ME17 2HY	Lenham Parish Council objects to this 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 also repeat detailed objection to these sites which are springing up all around the Sandway hamlet. 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. It would appear that the current lawful use of the site is agriculture. 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 a dwelling and /or a settled permanent base and this is likely to involve the families 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 dwelling or gypsy/traveller site 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 Gypsy and Traveller sites. 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) that 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. Gypsy and Traveller development plan document Maidstone Borough Council will make provision for sites to meet the needs of the Gypsy and Traveller community through the forthcoming development plan document (DPD). The short-term use of the current application site to accommodate the travelling community does not justify harm to rural and residential amenity on a permanent basis which would result from the approval of the proposals. The proposals clearly conflict with the guidance contained within the Framework and should therefore be refused in order that a more considered and balanced appraisal of suitable sites for the Gypsy and Traveller community can be considered through the forthcoming DPD.
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