Report of the Planning and Implementation Committee

Wednesday 19th March 2025 at 7:30pm

PRESENT Cllr. A Walmsley, Chair presiding.
Cllrs. J.Britt, P Culver, D Earl, S Heeley, J Murray, & A Ratcliffe
L Westcott (Clerk & RFO), S Newell (Deputy Clerk & RFO), R Greenwood & V Woollven

Public Participation

1 member of the public present.

1 member of the public from LWFC reported on conversations by other clubs with their players about them using the proposed new sports facilities at East Lenham Farm. All agreed that no conversations have been held with anyone at LPC and other clubs. Cllr. A Walmsley stated that the plans for a new recreation area are in the public domain in the Lenham Neighbourhood Plan and will be a facility for Lenham sports teams. Cllr. A Walmsley assured the member of the public that LWFC have been and will continue to be kept informed on any progress with the plans. A lot of work will be required on how the recreation area will be managed and run. As the site is part of the East Lenham Farm development, nothing can progress until this planning permission is granted.

The chair opened the meeting at 19:50.

1. **Apologies for absence:**
   No apologies received.
2. **Nominations for Substitutions**
   None required.
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. P Culver declared a conflict of interest to land to the east of Old School Close. Cllr. J Britt, 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.
4. **Minutes from P&I Committee meeting 19th February 2025**
   The minutes of the P&I meeting on 19th February 2025 were agreed as being accurate.
5. **Current Planning Applications to consider – see Appendix A**
   Please see Appendix A.
6. **Maidstone Borough Local Plan 2024 – update**
   Cllr. J Britt reported on the MBC cabinet meeting for which he had submitted a question. All answers will be provided in writing. The next Heathlands SPD meeting is 28th March, Boughton Malherbe have also been invited.
7. **Lenham Neighbourhood Plan Review (NHP)**
   Cllr. J Britt reported that a working group has been formed, and two meetings have been set up to begin the process of the review. R Greenwood asked that the number of houses selling should be reviewed.

8. **Update on the Workplan**
    a. East Lenham Farm – Cllr. A Walmsley reported that the planning application will be going to MBC's planning committee soon. LPC should request to see the s106.

Cllr. D Earl left at 20:40

    b. Countryside/Vistry – Cllr. A Walmsley has received confirmation that the main road will be going through the estate from Smoky Bridge. The drainage infrastructure has been agreed to be moved.
    c. Abbey Homes – Phase 2 approval has been granted with nutrient mitigation only available for 70 houses. Another application will be required for the remaining houses planned. The s106 conditions for Phase 2 and 3 should be checked.
    d. Maidstone Road car park extension – RB Plant are drafting an MoU. Next meeting on 15th April.

9. **Update on Other Development**
    a. Abbey Homes – as above.
    b. Public exhibition by Bretts re Chapel Farm Quarry – Cllr. A Walmsley reported that there are planning public consultation events on 26th March and 3rd April.
    c. The Harrow – Cllrs. J Britt and A Walmsley attended a meeting on site.
    d. The Gables – All agreed to instruct P McCreery to prepare a case for submission to PINS with LPC supporting the applicant.
    e. Footpath diversion at East Lenham Farm – Cllr. A Walmsley reported that the formal consultation is due to take place.
    f. Maidstone Borough Design and Sustainability Development Plan – Cllr. A Walmsley noted that this has been withdrawn.
    g. Highfields – L Westcott has received a report sent to MBC that further concerning work is taking place within the chalk meadow.
    h. Land opposite the Wishful Thinker – there is some dispute over boundary lines, this is a civil matter.

10. **Highways Improvement Plan (HIP)**
    Cllrs. spoke to Kent Police about speeding in the parish during the recent event in the Square. Cllr. A Walmsley is going to re-enquire about traffic speed restrictors with KCC, there were discussions about potential locations.

11. **Matters Arising from Planning Decisions**
    V Woollven reported that the Lenham Meadows Trust has sprayed the grass in the Cemetery meadow.

12. **Date of next meeting**
    The next meeting is on Wednesday 16th April 2025.

The meeting closed at 21:30

Signed as a true record on this day 2nd April 2025……..

Chair of the Planning and Implementation Committee

Appendix A

Application Number	Address	Comments
25/500861/SUB	61 Robins Close Lenham Kent ME17 2LE	No comments
25/500858/LDCEX	Land At Elmstone Farm Elmstone Hole Road ME17 2AJ	Lenham Parish Council wish to comment on this application though with the recent boundary change in this area some of the site now falls within Boughton Malherbe Parish. Originally, the application was within Lenham Parish and is still an integral part of the Elmstone Hole Conservation area as approved by MBC. The location plan which is submitted with this application is very out of date (it is titled 'previous ownership plan'). The land ownership boundaries are now different, with the current site about half that shown on the site plan. We would also point out that the septic tank overflow (now presumably to be a treatment plant given the water courses on the Greensand Ridge) has an overflow to the pond not now owned by the applicant. Similarly, the adjacent house is no longer owned by the applicant. We do not have any issue with the project or the house – it is due to be a house of 'special architectural merit' which is how it got permission. But it is misleading to show out of date drawings when it relates to a site boundary and ownership. We understand that the new owners are considering amendments to the planned/approved building – which will itself mean that they will need to make further submissions in due course. We suggest that there is an emphasis on maintaining the special architectural interest on such a prominent site.
25/500797/LAWPRO	63 Robins Close Lenham Kent ME17 2LE	No comments
25/500794/LBC	Parapet House Maidstone Road Lenham Kent ME17 2QJ	No comments
25/500623/FULL	The Hayloft Old Shelve Ashford Road Lenham Kent	No comments