



Report of the Planning and Implementation Committee
Wednesday 13 December 2023 at 7:30pm

PRESENT Cllr. A Walmsley Chairman presiding.
 Cllrs. J Britt, D Earl, N Osborne, A Ratcliffe
 R Greenwood

Public Participation:

Members of the public attended to discuss a potential forthcoming planning application and get the parish council's view.

1. APOLOGIES FOR ABSENCE

Apologies received and accepted from L Westcott (Clerk) and V Woollven.

2. DECLARATIONS OF INTEREST ON THE AGENDA

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 declared a conflict of interest in relation to Warren Lands, Sandway. 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.

3. MINUTES FROM P&I 15 NOVEMBER 2023

The minutes of the P&I meeting on 15 November were agreed as being accurate.

4. CURRENT PLANNING APPLICATIONS TO CONSIDER:

Application Number	Address	Application Content
23/505396/NMAMD	Raglands Dickley Lane Lenham Kent ME17 2DD	Non Material amendment to 22/504387/FULL : Demolition of existing garage and porch, and replacement with a single storey side extension, including front gable and rear dormer to provide room in roof over. (Works started) <u>Response: No Comment</u>
23/505358/LAWPRO	13 Foord Road Lenham Kent ME17 2QN	Lawful Development Certificate for proposed provision of new accessible parking space in the front garden with associated vehicle access across the footpath. <u>Response: It was agreed to comment regarding the acceptability of the drop-kerb being installed to KCC Highways standards</u>
23/505163/SUB	Hand Car Wash And Valeting Old Ashford Road Lenham ME17 2DG	Submission of details to discharge condition 9 - Acoustic Assessment, Subject to 23/501294/FULL

	Response: It was agreed to challenge this, specifically from the perspective of the validity, content and conclusions of the Acoustic Report.
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5. MAIDSTONE LOCAL PLAN REVIEW, UPDATE:

Cllr Britt reported that it is understood there were around 550 responses to the consultation on the Main Modifications, all of which have now been forwarded to the Inspector. The timing for the next part remains solely in the hands of the Inspector, there are no clues as to when to expect the next stage. However, in preparation for the potential need to mount a legal challenge, should Heathlands remain in the local plan, a session with the legal advisors is being arranged. This is likely to be an on-line session of around an hour. It will be open to both Harrietsham and Lenham parish councils, plus other “interested” parties and will provide the basic understanding of what a Judicial Review is, how one is launched and likely costs (and risks). It is hoped that this can be delivered early January. Discussions relating to fees are ongoing.

6. LENHAM NEIGHBOURHOOD PLAN UPDATE:

Cllr Britt explained that a meeting with Marion Geery and Rob Jarman around the upgrade to the Lenham WWTW, which has surfaced during discussion with MBC officers around a completely separate planning application, would be taking place in the Parish Office on 23 January 2024

7. WORKPLAN:

Loder Close: work seems to have halted, again. Cllr Walmsley will request an update from the developer.

Heathlands: already covered.

Sports and Recreation facilities / East Lenham Farm: new documentation has appeared relating to nutrient and Nitrate mitigation to get the current impasse unlocked.

Land at Headcorn Road (Phase 3): there is potential for HE to become involved in both addressing this and the Knight land. This is directly linked to the progress on the site currently under discussion / planning off Old Ham Lane (See comment on Countryside)

Countryside – land off Old Ham Lane: the final agreement with Countryside has been reached, the legal documents are being prepared by the solicitor acting on behalf of LPC for signatures. Discussions between Countryside and HE continue and will be supported by LPC.

Abbey Homes: phase 2 in preparation. There has been an acceptance of the suggestion for road names.

Jones Homes: no change – some still for sale.

8. UPDATE ON OTHER PLANNING DECISIONS:

Little Gaynes: the appeal mounted by the applicant was denied.

Warren Lands: no decision yet on the application for a G&T site / no update on the Appeal.

62 Maidstone Rd: the application was approved. During the discussion the officer mentioned that no occupation would be allowed until the “update to the Lenham WTW was complete”. As this is not something that LPC is sighted on Cllr Britt emailed Mr Jarman for further details. Mr Jarman confirmed he had none and “would be investigating”. A meeting to discuss this issue has been arranged for January 2024 – see Item 7

Footpath (Ham Lane / Maidstone Rd): S106 funds have been requested.

TPO in Lenham Square: it was noted this has been approved. Works will commence in the New Year.

8/9 The Square: it was noted that a discussion with the owners of this building had taken place

9. HIGHWAYS IMPROVEMENT PLAN (HIP):

Changes to the pavement along the High Street: the design drawings are still with KCC.

30mph signs along Ashford Rd: the TRO is timed out; the developer will have to reapply.

HGVs along Flint Lane: the contractor identified has been contacted and it is now clear that the farmer lodges the requirement onto a national website and hauliers from across the UK can respond. This is clearly a situation which puts the locality at risk (as hauliers not from the area will not know the locality well enough). Discussions with KCC suggest that signage is added to the HIP.

10. TO NOTE NEW GUIDANCE FROM MBC ON PARISH COUNCIL PLANNING RESPONSES:

This was discussed and noted.

11. MATTERS ARISING FROM PLANNING DECISIONS

None recorded, but upcoming planning applications noted:

- Rebuilding of damaged house in Old School Close / traffic / construction restraints.
- Proposal in Dickley Wood.

12. DATE OF NEXT MEETING

The next meeting will take place at 19:30h on Wednesday 17 January 2024 in the Lenham Community Centre.

The meeting closed at 22:15h

Signed as a true record on this day 3rd January 2024.....

Chairman of the Planning and Implementation Committee