

Planning applications November 2021 by planning committee

21/505615/FULL	Peony House Rose Lane Lenham Heath Maidstone Kent ME17 2JR	<p>We object to this application.</p> <p>The “cottage” has already been extensively modified to 2 storey and 4 bedrooms. This additional extension to a 5 bedroom property is just too much and will make the property completely out of character with the neighbouring properties.</p> <p>We would point out that the lane access to the property is not adopted and limits access to the property. The plans do not take into consideration any additional parking that would be required by a property of this size in what is an unsustainable area.</p> <p>The drawings themselves lack detail (and as pointed out by a neighbour) seem to be inaccurate. Before this approval goes ahead we would want to see some detail as to the drainage of the roofs and detail of the proper disposal of the run-off.</p> <p>In addition some idea of landscaping in respect of additional parking and the large number of structures that appear on google satellite view to the rear of the property that are not on the site or block plan should be submitted.</p>
21/505698/SUB	Land North Of Old Ashford Road Lenham Kent	No Comment
21/505887/LDCEX	Dickley Wood Ashford Road Harrietsham Maidstone Kent ME17 1BJ	No Comment
21/505857/SUB	23 High Street Lenham ME17 2QD	No Comment

21/505841/OUT	Land West Of Northdown Business Park Ashford Road Lenham Kent ME17 2DL	<p>The Parish Council objects to this application.</p> <p>Whilst welcoming the opportunity of additional employment and the improvement to the existing junction from the A20 (as will be required to be in accordance with KCC recommendations on which we reserve the right to comment further), we foresee issues that have not been taken into account.</p> <ol style="list-style-type: none"> 1. We object to the B2 class on the grounds that this could allow noise and other disturbance both to the neighbours to the South and to the new neighbours to the West. To the West immediately over the boundary is the new Abbey homes development of 150 houses. On the question of noise we would also wish a planning condition included which would exclude working between 6pm and 6am also excluding weekend and Bank Holiday working. 2. Surface water drainage we see as a major problem and would dispute some of the technical data provided on this matter. The site is on the Spring line of the North Downs on a shallow chalk strata. Whilst we agree that in Summer the Suds schemes suggested will allow the rainwater to percolate Northwards through the chalk – in Winter in conditions of high water table and heavy rain water will exit from the Suds and will run over the surface Southwards and into the head water of the River Stour. (The data provided confirms that any surface water run-off will be Southwards). The neighbouring Abbey Housing will ameliorate this problem by the provision of an overflow system for the SUDS with relevant attenuation prior to discharge into the river. We can provide photos of this flooding via both the Car Wash and via the neighbouring property to the South if required. The neighbour to the South stores 2 pumps to pump flood water on to the Old Ashford Road (ending of course in the River). We would also point out that no provision is proposed to provide Reed beds to prevent contamination of the River as now required by Natural England in respect of the Stodmarsh reserve. 3. Whilst agreeing that currently the nearest foul sewer connection is some distance away and it would be impractical to have a connection, we have to note that with the construction of the Abbey Homes to the West there will be the opportunity to have a much shorter connection to the foul sewer. 4. In general we agree with the comments about additional site screening in
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		respect of the AONB. We would also suggest a planning condition to limit the maximum height to ridge of any building to 5m. The colour of the roofing itself should be muted so as not to stand out in the views for the Pilgrims Way and Cross.
21/506172/TPOA	The Paddocks Lenham ME17 2FD	No comment
21/505822/SUB	Land West Of The Old Goods Yard Headcorn Road Lenham Kent ME17 2HR	No comment
21/506131	Banky Meadow Farm Headcorn Road Sandway Maidstone Kent ME17 2NE	No comment