



Report of the Planning and Implementation Committee Wednesday 17th April 2024 at 7:30pm

PRESENT Cllr. A Walmsley Chairman presiding.
Cllrs. J Britt, P Culver, K Hammond, S Heeley, N Osborne & A Ratcliffe
L Smith (LWFC rep), L Westcott (clerk)

Public Participation

3 members of the public.

One member of the public reported on the plans for the extension of their house in Robins Close which LPC have raised concerns on regarding potential over development and “salami slicing”. The proposed extension is to address his family’s needs and includes a larger bedroom for his daughter, his architect made a mistake in submitting two separate applications (perceived as “salami slicing”). Cllr. A Walmsley reported that whilst LPC can’t change their opinion this late in the day, it is ultimately up to MBC as the planning authority at the MBC planning committee meeting tomorrow night.

One member of the public from RB Plant will be invited to speak during item 9b, all agreed.

A Russell, the secretary from LWFC questioned whether more grass cuts at the WPF can be paid for by LPC. L Westcott explained that the budgets have been set for this year, Cllr. J Britt suggested making a grant application for the difference this year and it can be reviewed at LPC budget planning for 25/26.

Meeting opened at 20:00.

1. Apologies for absence:

Apologies received and accepted from Cllr. D Earl as well as R Greenwood.

2. Nominations for Substitutions

L Smith will be attending as the LWFC representative in place of R Young.

3. Declarations of Interest on the Agenda

Cllr. J Britt declared a conflict of interest in relation to Warren Lands in 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.

4. Minutes from P&I 20th March 2024

The minutes of the P&I meeting on 20th March 2024 were agreed as being accurate.
Cllr. A Walmsley will chase KCC again regarding the High Street pavement design.
L Westcott has reported the broken steps to KCC Highways.

5. Current Planning Applications to consider:

Application Number	Address	Application Content	Comments
24/501242/LAWPRO	The Grange Ashford Road Lenham Kent ME17 2DA	Lawful Development Certificate for proposed rear and side extensions.	LPC objects to this application for the same reasons given for its objection to 24/500382 which we repeat below: LPC objects in principle to this application this is a sizable extension with a significant impact on the existing building especially if taken in addition to 24/500394/LAWPRO. We consider that it would be totally out of context with other properties in this rural not sustainable area. It is somewhat strange that this application and the sister application 24/501270 does not cross reference the previous submissions – under ‘related cases’ (property history). That is 500394 (withdrawn on 19th March) and 500382 (which was refused on 13th March).
24/501270/PNEXT	The Grange Ashford Road Lenham Kent ME17 2DA	Prior notification for a proposed single storey rear extension which: A) Extends by 8 metres beyond the rear wall of the original dwelling. B) Has a maximum height of 4 metres from the natural ground level. C) Has a height of 4 metres at the eaves from the natural ground level.	No comments.
24/501328/NMAMD	73 Robins Close Lenham Kent ME17 2LE	Non Material Amendment to 22/502700/FULL: Erection of a single storey rear/side extension and front porch.	No comments.
24/501305/SUB	Runham Farm Runham Lane Harrietsham Kent ME17 1NH	Submission of details to discharge condition 15 - Archaeological Evaluation, Subject to 23/504815/FULL	No comments.
24/500686/FULL	17 Lenham Road Platts Heath Kent ME17 2NX	Erection of a detached two storey garage with external stairs to studio above.	LPC objects to this application which it considers as out of context for this rural area. It would perhaps be more acceptable had the application been for a single storey garage perhaps with a barn hip/half hip to bring the effective ridge line down and still giving some usable space over the garage. Certainly the 2 storey proposal within 6.2 m of the roadway is excessive. The application form seems to be somewhat at odds with the drawings e.g. We note that in the tree pruning section of the application it does say that some pruning will be required however looking at the at the existing and proposed – there is clearly complete removal needed. Also the form says the roof is clay tiles but the drawings clearly show a blue (slate?) roof.

6. Maidstone Local Plan Review

Cllr. S Heeley reported that SOHL have found an environmental Barrister who believes there could grounds for an application to the High Court. They have sent a pre-action letter to MBC. Bredhurst Parish Council also sent a pre-action letter to MBC but have not yet had a response.

7. Lenham Neighbourhood Plan Review

Cllr. A Walmsley reported that this is on hold whilst waiting for the resolution of the Maidstone Local Plan Review.

8. Update on the Workplan

- a. **Sports & Recreation** – Cllr. A Walmsley is meeting with the Public Rights of Way Officer (PROW) about the footpath diversion on 23rd April.
ACTION Cllr. N Osborne will arrange a visit to Biddenden recreation ground after June.
- b. **Countryside/Vistry site** – Old Ham Lane closure postponed, this will begin in May and opened again by September. There is a meeting on 2nd May.
- c. **Abbey Homes** – L Westcott reported that a member of the public has raised new questions over the archaeology, there is a new book coming out.

9. Update on Other Development

- a. 3 Chilston Road – Cllr. A Walmsley to monitor the situation and liaise with KCC as appropriate.
- b. Maidstone Road car park extension – the revised plans were discussed, there maybe 15 or 18 car parking spaces provided, depending on the amount of green border on the Alms Houses boundary.
ACTION Cllr. J Britt to contact Alms Houses chair to discuss plans.
ACTION Cllr. J Britt to contact MBC to chase up advice.
ACTION L Westcott to add to the work plan for regular updates.
ACTION LPC to set up a working group following elections.
- c. WPF car park layout - no update.
- d. WPF grass cutting LWFC considerations of MoU – discussed under public participation.
- e. Warren Lands appeal – P McCreery planning consultant has provided a written statement on behalf of LPC and L Westcott submitted this today before the deadline tomorrow.
All agreed for P McCreery to represent LPC at the hearings, L Westcott will confirm this with him.
- f. Claimed Bridleways – Cllr. A Walmsley reported the response to the consultation was submitted.
- g. Meeting with KCC re footpath diversion for new sports field – discussed under item 8a.
- h. 67 Robins Close, MBC committee meeting – discussed under public participation.

10. Highways Improvement Plan (HIP)

Cllr. A Walmsley reported that the tree fallen down along the A20 verge is on the KCC side.

ACTION L Westcott will report this to KCC.

- a. A20 reduction of accidents – Cllr. A Walmsley reported that there has been no update from KCC regarding the traffic survey.

11. Matters Arising from Planning Decisions

L Westcott reported that MBC have decided to make the TPO on the thuja tree in the church yard permanent.

12. KCC Planning Consultation

No comments have been provided on this.

13. Date of next meeting

The next meeting is on Wednesday 15th May 2024.

The meeting closed at 21:30

Signed as a true record on this day 1st May 2024.....

Chairman of the Planning and Implementation Committee