



NOTICE OF THE EXTRAORDINARY MEETING
will be held on Tuesday 29th SEPTEMBER 2026
Lenham Community Centre at 9.00am.

To: All members of the Parish Council

In accordance with the requirements of the Local Government Act 1972, you are hereby summoned to attend the Extraordinary Meeting of Lenham Parish Council on Tuesday 29th September 2026 at 9.00am.

The meeting will be held in Lenham Community Centre, Groom Way, Lenham, ME17 2QT.

John Britt
Chair to Lenham Parish Council
23rd September 2026

Agenda

Public participation: members of the public are welcome to address the council

A period of 20 minutes has been set aside during which the Parish Council invites Questions from Parishioners present.

26/80 To accept apologies for absence

26/81 To receive declarations of interest on the agenda, declarations to changes to the Register of Interests, and to consider Requests for Dispensations.

26/82 To request notification of intention to film, photograph or record any items.

26/83 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.

26/84 To note the following:

- a. Proposed sale of the land at Boughton Road by online auction on 14 October 2026.
- b. That no decision has been made to purchase the land.

26/85 To consider the potential community, public and strategic benefits and purposes that could arise from the Council acquiring the land.

26/86 To consider whether the Council should undertake further investigation into the potential acquisition of the land.

26/87 To consider whether the Council should proceed with appropriate legal, planning, financial and property due diligence in connection with the potential acquisition, and to approve the associated expenditure as follows:

- a. **Valuation Advice** - Martine Waghorn Chartered Surveyors (Alison Owen) - £1,495 + VAT.
- b. **Legal Advice** - Thomson Snell & Passmore (Joseph Davidson):
 - i. £1,250 + VAT for review of the auction legal pack and a red flags report
 - ii. £500 + VAT for dealing with completion, only payable if successful at auction
- c. **DHA - Planning Overview**
A light-touch planning review of the site's history and potential constraints - £750 + VAT.
- d. **DHA Planning – project management** - Coordination of the process between the valuer, solicitor and Council, including liaison with the auction agent before the auction and, if required, on the day of the auction – £225 + VAT per hour, with an estimated total of £1,250–£2,250 + VAT depending on the level of support required.

26/88 To consider whether community consultation is appropriate in relation to the potential acquisition of the land and, if so, what form that consultation should take.

If you require a printed copy of this agenda, please request this from the parish office during opening hours.