Report of the Planning and Implementation Committee

Wednesday 21st May 2025 at 7:30pm

PRESENT Cllr. A Walmsley, Chair presiding.
Cllrs. J Britt, P Culver D Garland, K Hammond & A Ratcliffe
S Newell (Deputy Clerk & RFO)

Public Participation
No members of the public present.

The chair opened the meeting at 19:30

1. **Apologies for absence:**
   Apologies were received and accepted from Cllr. J Murray, L Westcott (Clerk & RFO), R Greenwood & V Woolven.

2. **Nominations for Substitutions**
   Cllr. D Garland is substituting Cllr. J Murray.

3. **Declarations of Interest on the Agenda**
   Cllr. P Culver declared a conflict of interest to land to the east of Old School Close. Cllrs. J Britt 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 March 2025**
   The minutes of the P&I meeting on 16th April 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 back with an update from the exhibition that was held. Sarah Emberson the new KCC Councillor had attended the Parish open day and the opportunity taken to update her with respect to the Heathlands development. Discussions at the SPD meeting are still taking place though with a deadline for a provisional planning application to be completed by year end. Our representatives are still pushing for technical detail and costings to be completed as requested by the LP Inspector prior to the provisional application on the basis that until these costs are understood, MBC could end up with huge ongoing infrastructure expense and possible a failed project if one of the outstanding technical issues proved insurmountable.

7. **Lenham Neighbourhood Plan Review (NHP)**
   Cllr J Britt reported back with an update from the previous working committee meetings for the NHP.
   ACTION J Britt to organise an additional meeting in June to decide on what to do in respect of going forward from the 3 possible identified possibilities.

8. **Update on the Workplan**
   - Maidstone road car park = agreed for 2 pieces of work to go ahead. J Britt to send documents round.
   - Everyone content with the Abbey Homes document response.

- To add the nursery to the work plan.

9. Update on Other Development

a. No transport plan provided to go with extension of the surgery resulting in the application being refused.

b. **ACTION** S Newell to contact B.Cox to see if there is any further information on the incident causing damage to the gates at WPF.

ACTION S Newell also to contact gate companies for quotes to get fixed.

c. Cllr A Walmsley reported he had a response from Vistry to finalise the work to be completed at WPF carpark. Cllrs Walmsley and Ratcliffe to liaise to ensure that all outstanding issues had been covered.

d. Discussion was had about relocating Fitness equipment – The preferred option by the Committee was for these to be installed at the WPF. Action Cllr Walmsley to inform the Football Club.

10. Highways Improvement Plan (HIP)

ACTION Cllr A Walmsley to look into 'No Overnight Parking' signs for old ham lane outside the WPF.

11. Matters Arising from Planning Decisions

-Warren Lands – still waiting for a court date.

-Land At Elmstone Farm – Approved but with incorrect boundaries.

12. Date of next meeting

The next meeting is on Wednesday 18th June 2025.

The meeting closed at 9.30pm

Signed as a true record on this day 4th June 2025……..

Chair of the Planning and Implementation Committee

Appendix A

Application Number	Address	Comments
25/501881/FULL	Westbury Waterditch Lane Lenham Kent ME17 2DY	Lenham Parish Council objects to this proposed application in what is an unsustainable part of the North Downs National landscape. We would point out the MBC has routinely rejected such applications even when accompanied by a doctor's letter explaining that there was indeed a parent and the parent needed family care. We also note that no location plan showing the existing and the proposed on the same drawing – they say it is on the same footprint but this is not shown within the overall site boundary. We would have been more amenable to the application if it had been an extension to the main property.
25/501674/NMAMD	Runham Farm Runham Lane Harrietsham ME17 1NH	N/A

25/501876/SUB	Parapet House Maidstone Road Lenham ME17 2QJ	No comment
25/501778/SUB	Land North Of Old Ashford Road Lenham Kent	No comment
25/501780/SUB	Land North Of Old Ashford Road Lenham Kent	No comment
25/501782/SUB	Land North Of Old Ashford Road Lenham Kent	Lenham Parish Council objects to part of this application as follows: See Appendix A - May Planning decisions.