



## Report of the Planning and Implementation Committee Wednesday 16 August 2023

**PRESENT** Cllr A Walmsley (Chair presiding) Cllrs J Britt, D Earl, K Hammond, A Ratcliffe, N Osborne, P Culver

**IN ATTENDANCE** R Greenwood, R Young, I Gillman (Wichling Parish Council)

### Public participation

The meeting opened at 19:30h. The Chair deferred the standing orders to allow Mr Gillman, representing and observing from Wichling Parish Council, to participate. All agreed.

#### 1. Apologies

Apologies received from Cllr S Heeley, V Woolven, L Westcott (Clerk)

#### 2. Declaration of Interest

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 the Inkstand Cattery site and Warren Lands. Members of the group who stand on LPC declared an interest in relation to William Pitt Field. R Greenwood declared a conflict of interest in respect of the planning application submitted by the Church. All declared conflicts of interest are non-pecuniary; this also relates to all previously declared conflicts of interest.

#### 3. Minutes from P&I Committee Meeting 19 July 2023

**All agreed these were correct.**

Updates on action not included on the agenda: Cllr Walmsley reported that MBC had declined the request for a disabled parking bay in the High Street adjacent to the new Almshouses though this decision had gone to appeal. KCC would be taking this up with MBC although the proposal for the changes to the footpath had been agreed and could now move into the design phase.

#### 4. Applications for consideration

Application number	Address	Comments
23/503371/FULL	Runham Farm Runham Lane Harrietsham ME17 1NH	The revised proposals were compared with the originals (submitted in 2021). It was observed that the bulk of the proposed properties has been significantly increased on three of the plots by the addition of adjoined enclosed garages. <b>LPC to object on the grounds of overdevelopment based on comments to be generated by Cllr Ratcliffe</b>
22/505561/FULL	Warren Lands	The written appeal will be heard on the 23 August. P McCreery has had a fee proposal

	Lenham Heath Road, Sandway	accepted by LPC to collate the previous responses and submit the collated version to PINS. <b>LPC is supporting MBC against this appeal.</b>
23/503404/SUB	Runham Farm Runham Lane Harrietsham ME17 1NH	No comment
22/505409/OUT	Land west of Northdown Business Park, Lenham <ME17 2DL	P McCreery to reiterate LPCs original concerns re: height of buildings (impact on AONB); proximity of buildings / noise to future dwellings as set out in LNP. Cllr Walmsley to supply photographs of Winter Flooding to P McC and also inform him of the recent fatal road accident at the entrance to the Industrial site. <b>LPC is objecting to this proposal in the current form</b>
23/503362/FULL	Yew Tree Cottage 36 High Street Lenham Maidstone ME17 2QD	LPC cannot comment on the application because of the poor quality of the drawings submitted – and ratified by MBC. <b>LPC to object and requires further, clearer information</b>

## 5. MBC Local Plan Review

LPC's response to the recent additional information from Fish Legal in respect of potential contamination of the River Stour and the greensand aquifer has been submitted and accepted by the Programme Officer. This was circulated to all Parish Councillors ahead of submission.

Thanks to Lisa and Richard Westcott for their invaluable assistance with pulling something viable together in such a short time-frame.

The Parish response has also been shared with colleagues elsewhere for their information.

## 6. Neighbourhood Plan Review

Discussions with Homes England (HE) continue. The proposal to facilitate the creation of the service road is still live, discussions with relevant landowners to move this forward continue.

## 7. Update on Work plan

Loder Close: no signs of any work proceeding

Heathlands: Covered in update at 5

Sports and recreation: No information – the development is still paused due to the Stodmarsh issue remaining (publicly) unresolved

East Lenham Farm: As above

Land off Headcorn Road (MHS Homes): no further information

Countryside Properties: the sale of a strip of land has been completed. – see report at item 8c

Abbey / Jones Homes developments: homes still being marketed

LNP: covered at item 6

## **8. Updates on other Developments**

a) Footpath 288A diversion: NO met with the KCC Footpath Officer as agreed. New Guidance from HM Government, issued August 2023, instructs that developers can move footpath if this is included in the planning application and provision is properly made therein and can be confirmed as completed. LPC is asked to withdraw its objection to this proposal

**ACTION: LPC agrees to withdraw its objection.**

b) report on meeting with Lenham Wanderers Football Club: AW / AR reported that an agreement had been reached with LWFC and the outstanding invoice for maintenance will be withdrawn with a new (reduced) invoice submitted to cover the outstanding period. Further discussions between LPC and LWFC will take place before further invoices are raised to ensure these are done within agreed terms, still to be discussed / agreed.

**ACTION: the outstanding invoice for maintenance will be withdrawn with a new (reduced) invoice submitted to cover the outstanding period.**

c) Trial holes at WPF: AR reported that he had been in touch with Countryside Properties to understand exactly what was being proposed and how this would be achieved. At the time of this report discussions were still underway and LPC recorded several concerns in terms of Health and Safety assessments, specific areas to be investigated and the methods being proposed to undertake those investigations

**ACTION AR will continue the dialogue and circulate information as it is agreed. It is unclear whether the proposed works, scheduled to begin Monday 21 August, will proceed as proposed.**

d) Planning application at St Mary's Church: There was further discussion about the viability of the proposals.

**ACTION: as a result of further information, which was unclear at the time of original submission LPC is now concerned and will expand its original comments – AR to provide the substance of a reviewed position**

e) Highfields: **No further action / comment at this time**

f) Blue House Farm: LPC noted that the application for a changed format had been approved by MBC

## **9. Notification to Diocese of tree works:**

It was agreed that once permission from MBC had been received LPC would write to the Diocese informing them of the date work will be carried out, unless it informed the Parish Council otherwise.

## **10. Highways Improvement Plan (HIP)**

Alteration of pathway outside the Alms Houses / Chinese Restaurant. See above at item 3

JB raised the recent incidents on the A20 again. It was agreed that LPC would once more seek to get all parties to review the arrangements along this stretch of road.

**ACTION: JB to write to all parties to reconvene a meeting to explore possibilities.**

## **11. Matters arising from Planning Decisions**

JB raised that the application at Sunny Hill Equestrian Centre had been withdrawn by MBC on the afternoon of the Planning Committee Meeting. Fortunately, a (late) notification of withdrawal of this item had been received before he set out for the meeting. Reason for the withdrawal was unclear – it was given that MBC needed to explore further the requirement for a permanent siting of the mobile home on site.

The deferred appeal for a trading licence for a wood fired pizza van at the corner of Rayner's Hill / A20 has been rescheduled for 10:30 4 September – JB will attend on behalf of LPC.

**12 Date of next meeting**

The next P&I will be at 19:30h on Wednesday 20 September in the Osborne Room, Lenham Community Centre

The meeting close at 22:00h

Signed as a true record on this day 6<sup>th</sup> September 2023.....

Chairman of the Planning and Implementation Committee