



## Report of the Planning and Implementation Committee

Wednesday 19<sup>th</sup> November 2025 at 7:30pm

**PRESENT** Cllr. A Walmsley presiding.

Cllrs. J Britt, K Hammond, S Heeley, J Murray, A Ratcliffe & C Wood

L. Westcott (Clerk) Officer A Ratcliffe

### **Public Participation**

No members of the public were in attendance.

The chair opened the meeting at 19:30

#### **1. Apologies for absence**

Apologies were received and accepted from Cllr. P Culver.

#### **2. Nominations for Substitutions**

Cllr. C Wood is substituting for Cllr. P Culver. All agreed.

#### **3. Declarations of Interest on the Agenda**

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 15<sup>th</sup> October 2025**

The minutes of the P&I meeting on 15<sup>th</sup> October 2025 were agreed as being accurate. Points to note:

- a. Officer Ratcliffe – confirmed she has emailed the farmers asking for a meeting regarding fencing quotes received. **ACTION** Cllr. J Britt to contact the farmers to chase a meeting.

#### **5. Current Planning Applications to consider – see Appendix A**

25/504386/SUB - Old School Lane – Concerns raised regarding contractor vehicles parking, - no parking on pavements, documents show 'just in time' deliveries.

25/504525/SUB – Land at Old Ham Lane – Concerns regarding the reinstatement of the road to Smoky Bridge to new road on estate. Refer to NHP and strategic details.

**ACTION** Cllr. A Walmsley to draft response

25/504547/TCA – Lilac Cottage – lack of report on tree conditions.

**ACTION** Cllr. A Walmsley to draft objection response.

*Cllr. K Hammond arrived at 19:40*

#### **6. Maidstone Borough Local Plan 2024 – update**

**ACTION** Cllr. K Hammond to send Gypsy and Traveller site information (calling for DPD sites) for Officers to circulate.

## 7. To update on progress of SPD response and consider public engagement

Cllr. J Britt confirmed first response draft has been completed. **ACTION** All to review and send comments to Cllr. J Britt by LPC meeting. **ACTION** L Westcott to review rules regarding wording in meetings. 2<sup>nd</sup> SPD public meeting 20<sup>th</sup> November. **ACTION** L. Westcott to post on facebook and LPC homepage reminding residents of meeting with warning of entry restrictions and wording of 'new' document.

*Cllr. S Heeley arrived at 20:30*

## 8. Update on other Development

a. WPF - items still outstanding works from Vistry:

- Knee rail – needs moving
- Back fence behind basketball hoop
- Levelling not completed
- Fence panels now bent from works on the road
- Bench fixings not acceptable (poor standard – trip hazard)

**ACTION** Cllr. J Britt to email solicitor stating the above along with the outstanding invoice from 19<sup>th</sup> December 2024. The works should have been completed by March 2025. LPC to offer themselves to pay for all works and invoice Vistry direct if works not completed by 19<sup>th</sup> December.

- b. HIP update. Cllr. Walmsley reported the need for resident consultation of Double Yellow Lines up the right hand side of High Street. **ACTION** Officers to draft a consultation form and circulate to Councillors.
- c. East Lenham Farm – decision due 13<sup>th</sup> December at MBC planning committee. LPC to set up meeting with the Tim Dean prior to this date
- d. 25/501900/FULL Old Shelve Farm – no updates

**ACTION** Cllr. Walmsley to check for any progress with the MBC officers in respect of both the Station yard application and the caravan site application on the Sandway Road 25/503251/FULL

## 9. Matters Arising from Planning Decisions

None

## 10. Project Manager for Nursery

Cllr. A Ratcliffe summed up his report and recommended Modas be appointed Project Manager. All agreed.

## 11. Correspondence (for information only)

None.

## 12. Date of next meeting

The next P&I meeting is on Wednesday 10<sup>th</sup> December 2025

**The meeting closed at 21:30**

Signed as a true record on this day 3<sup>rd</sup> December 2025.....

Chair of the Planning and Implementation Committee