

LENHAM PARISH COUNCIL

REPORT OF THE PLANNING COMMITTEE MEETING AT 7.30 pm ON WEDNESDAY 17th JULY 2019 IN THE COMMUNITY CENTRE.

PRESENT

Cllr. A Walmsley, Chairman presiding.

Cllrs. J Britt, R Greenwood.

Cllr. N Osborne was also in attendance. Margo McFarlane (Clerk & RFO) 1 member of the public.

PUBLIC PARTICIPATION

A representative updated the latest details concerning 19/503276/OUT on land at the former Lenham Sandpit Sandway Road Sandway, which were much as previously submitted and as promoted through the Neighbourhood Plan process.

Cllrs. questioned sustainability, self-build options, broadband provision, electric vehicle charging facilities, environmental safeguards and landscape/open space improvements. The future long term maintenance of the open spaces were also considered. All appeared to be in order.

1. APOLOGIES FOR ABSENCE

Cllrs. M Ballard, M Cockett, C Huggens and A Ratcliffe.

2. DISCLOSURES AND CONFIDENTIAL ITEMS ON THE AGENDA

Cllr. A Walmsley declared an interest in 19/503451/FULL 16 Glebe Gardens Lenham, as he personally knows the applicants, he will therefore not comment on the submitted plans.

There were no confidential items on the agenda.

3. APPLICATIONS RECEIVED & PLANNING MATTERS

19/503185/FULL
28th June 2019

Proposed single storey rear extension and infill side extension, including extension to roof and internal alterations.

69 High Street Lenham ME17 2QG

No comment.

19/503276/OUT
3rd July 2019

Outline application with access being sought for the erection of 15no. dwellings and 6no. affordable dwellings together with 1no. unit for groundskeeper accommodation, with associated open space, earthworks, infrastructure and drainage. Land at former Lenham Sandpit Sandway Road Sandway ME17 2NA

We commend to MBC acceptance of the application.

19/503287/FULL
5th July 2019

Erection of a sub-station to serve development of 70 dwellings.

Sub Station Ham Lane Lenham

No objection. We recognise the need for the sub-station, if minded to pass we however question the siting of the building and request adequate screening as a planning condition.

19/503451/FULL
12th July 2019

Demolition of existing glazed porch & erection of new entrance porch with shower room. 16 Glebe Gardens Lenham ME17 2QA

No comment.

19/501326/FULL
12th July 2019

Erection of detached dwelling and detached double garage with store.

The Gables Warren Street Lenham ME17 2ED

We object as the proposal as it is against the policies of the AONB, and is over development in the countryside, the development is also unsustainable.

4. NEIGHBOURHOOD PLAN REPORT

The draft regulation 16 plan is expected to be presented to Maidstone Borough Council for consultation by late August. The Infrastructure Delivery Group will meet on the 13th August. Work continues on finalising landscape maps and amendments to plan policies to conform with recommendations from MBC.

Investigations into the option of the possible provision of a community hub building in development areas west of the village were discussed. Looking towards the future overall development of the plan, the feasibility and potential for a community building will be further investigated.

Discussions concerning the future of the William Pitt Field possible development, in order to finance the new improved sporting facilities to the east of the village will continue.

The funds from the possible sale of a strip of land to allow the widening of Old Ham Lane, may provide monies for an outline planning permission application for up to fifty dwellings on the site. A tender process for a consultant to guide the Parish Council through the planning application stages will be organised. Further professional advice is being sought before a draft recommendation is presented.

5. CORRESPONDENCE RECEIVED

Kent Early Partial Review and Minerals & Waste Sites Plan Examination.

The original consultation comments from the Planning Committee remain unchanged.

The meeting closed at 9.55pm.

