

Draft planning comments from the August P&I meeting

| Application Number | Address | Application Content |
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| 24/502888/LDCEX | Land And Buildings Swift Oak And Fox Framing Hook Lane Lenham Heath ME17 2BX | Already approved – no need to comment. |
| 24/502949/MOD106 | Land To The North East Of Grove House Old Ashford Road Lenham Kent ME17 2PX | We are still somewhat confused by the request to modify the 106 agreement and would ask that the decision is deferred until a detailed legal opinion is submitted detailing the effect of the change in respect of the residents of this estate. |
| 24/502469/FULL | Munsteads Highbourne Park Lenham Maidstone Kent ME17 2PE | No Comment |
| 24/502981/FULL | Land At 7 Royton Avenue Lenham Kent ME17 2PS | <p>The Parish objects to this application for the following reasons:</p> <p>As per Mr Marshall's comments which we repeat below:</p> <ol style="list-style-type: none"> 1) The Site Location and Existing Block Plan is incorrect in that it currently shows his garage and drive as part of No 7's existing site. 2) Previous major construction work undertaken on Royton Avenue and Chilston Road resulted in major problems with traffic in Royton Avenue, a small cul-de-sac, including refuse and emergency services vehicles being unable to access the road without driving over the grass verge on to private land. Therefore, we suggest that a provision is included in any approval that the proposed new driveway and parking for the new property is constructed first so that building work does not affect access and egress to Royton Avenue. <p>We should also point out that we objected to the previous application 20/500826/FULL as follows:</p> |

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| | | <p><i>We are not satisfied that the property will have enough amenity from the rear elevation of the dwelling. This development has been refused on previous occasions and we see no planning reason for our previous reasons of objection not to be re-considered. The previous application -19/501399/FULL was rejected by MBC on the following grounds. (1) The proposed chalet bungalow due to its bulk, orientation, siting on the plot boundary and poor separation from both adjoining properties and existing external amenity areas will have a detrimental impact on the amenities of neighbouring occupiers in terms of privacy, overlooking and loss of outlook contrary to policies DM1, DM9 and DM11 (ii) of the adopted Maidstone Borough Local Plan (2017) and Section 12 of the NPPF (2019). (2) The proposed chalet bungalow sited in a cramped and awkward position and forward of the property at 7 Royton Avenue, would be detrimental to the open character, appearance and pattern of this area resulting in a visually incongruous development and the erosion of an important open space on the periphery of Lenham village contrary to policies DM1, DM9 and DM11 (i) of the adopted Maidstone Borough Local Plan (2017) and section 12 of the NPPF (2019).</i></p> <p>Obviously with the publication of the Neighbourhood plan subsequent to the above, the case for refusal is now even stronger.</p> |
| 24/503121/PNEXT | 11 Robins Close Lenham Maidstone Kent ME17 2LD | The parish objects to this application on the grounds that the proposed extension is shown tight to the boundary of the property at No. 9. Our objection would be withdrawn if a gap was left between the extension and the boundary to accommodate future maintenance and minimise disruption to the neighbour during the construction phase. |
| 24/503245/FULL | The Grange Ashford Road Lenham Maidstone Kent ME17 2DA | No Comment. |

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| 24/503247/NMAMD | Land At Old Ham Lane Lenham Maidstone Kent | We would like to belatedly comment that we would support the decisions of the Planning Manager in this regard. |
| 24/502707/TPOA | Broadoak Dickley Lane Lenham Kent ME17 2DD | No Comment |
| 24/503423/FULL | 66 High Street Lenham Kent ME17 2QB | No Comment |