



Report of the Planning and Implementation Committee Wednesday 18th December 2024 at 7:30pm

PRESENT Cllr. A Walmsley, Chair presiding.
Cllrs. J Britt, P Culver, K Hammond & A Ratcliffe
L Westcott (Clerk), R Greenwood & V Woollven

Public Participation

No members of the public present, but R Greenwood wished to raise an issue with the lime trees on the boundary of his property with the churchyard – they require thinning and cutting back. This will be reviewed during the upcoming tree works.

The chair opened the meeting at 19:50.

1. Apologies for absence:

Apologies received and accepted from Cllrs. D Earl, S Heeley & J Murray.

2. Nominations for Substitutions

There were none.

3. Declarations of Interest on the Agenda

Cllr. P Culver 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 Warren Lands. Members of the group who stand on LPC declared an interest in relation to William Pitt Field and 1A High Street. All declared conflicts of interest are non-pecuniary; this also relates to all previously declared conflicts of interest.

4. Minutes from P&I 20th November 2024

The minutes of the P&I meeting on 20th November 2024 were agreed as being accurate.

5. Current Planning Applications to consider

Please see Appendix A.

6. Maidstone Borough Local Plan 2024 - update

Cllr. J Britt reported that the next SPD meeting is 16th January 2025.

7. Lenham Neighbourhood Plan Review (NHP)

Cllr. A Walmsley asked if we should meet with Rob Jarman of MBC to review the situation.

ACTION Cllr. J Britt to contact Rob Jarman and request a meeting.

8. Update on the Workplan

- a. Countryside/Vistry contract variation was signed by Cllrs. J Britt, P Culver & A Walmsley with R Greenwood and V Woollven as witnesses.
- b. Land adjacent to Loder Close – to be removed from list as completed.
- c. WPF car park handover – Cllr. A Walmsley reported that the fencing has been completed and EDF have completed the connection to the pavilion.
- d. Countryside/Vistry – Work is continuing on the site throughout 2025. Cllr. J Britt reported that changes to the drainage plans are being proposed, Countryside will liaise directly with LPC.
- e. East Lenham Farm and new recreation ground – Land agent of owner's has requested a meeting through LPC land agent. This is being planned for January 2025.

Cllr. A Walmsley reported that Natural England are minded to accept the proposed mitigation for Stodmarsh NNR.

Cllrs. J Britt and A Walmsley met with LWFC along with a local representative of the Football Association last night, they were supportive of the NHP.

- f. MHS Homes – to be removed from list.
- g. Abbey Homes – Cllr. A Walmsley reported that Natural England has stated that the mitigation proposed is acceptable for 72 homes, not 102.
ACTION Cllr. A Walmsley to write to Marion Geary to understand the impact of this stance.
- h. Maidstone Road car park extension – Cllr. J Britt reported that the next meeting will be in January 2025.

9. Update on Other Development

- a. Footpath diversion order for KH288a – the order was noted.
- b. L Westcott confirmed the submission of the response to the Gypsy, Traveller and Travelling Showpeople Development Plan Consultation.
- c. Sandway Depot – Cllr. J Britt has reported construction on site to MBC enforcement.
- d. Sandway Road – planning application for mobile home and day room not decided yet.
- e. Warren Lands – Cllr. J Britt reported that evidence is required from MBC for the injunction to be acted upon by the judge.
- f. 91 Robins Close – L Westcott reported this to MBC, no response received as yet.

10. Highways Improvement Plan (HIP)

- a. A20 safety Improvements – Cllr. J Britt circulated the notes from recent meeting and information from KCC.
- b. Dropped kerbs – All agreed to carry out a review of dropped kerbs and add these to the HIP where required.
- c. Extension to 30mph on Old Ashford Road – still awaiting installation of signs.
- d. The Square car park – Cllr. A Ratcliffe reported that the lines recently painted in the car park are not in line with conservation guidelines.
ACTION L Westcott to follow this up with MBC.
ACTION Cllr. A Walmsley to follow this up with KCC.

11. Matters Arising from Planning Decisions

There were none to report.

12. Date of next meeting

The next meeting is on Wednesday 22nd January 2025.

The meeting closed at 21:15

Signed as a true record on this day 8th January 2025.....

Chair of the Planning and Implementation Committee

Appendix A

Application Number	Address	Comments
24/504905/SUB	Part Norham Farm Lenham Heath Maidstone Kent ME17 2BT	No Comment
24/504892/FULL	Process Gallery Sandway Road Sandway Kent ME17 2LU	Lenham Parish Council would wish to see this application approved. However we would ask the Planning Officer to specify a condition that the use of shiny galvanized panels is prohibited and a colour more in harmony with the rural environment is chosen.