



## Report of the Planning and Implementation Committee Wednesday 20<sup>th</sup> November 2024 at 7:30pm

**PRESENT** Cllr. A Walmsley, Chair presiding.  
Cllrs. J Britt, P Culver, D Earl, K Hammond, J Murray & A Ratcliffe  
L Westcott (Clerk), S Newell (Deputy Clerk)

### **Public Participation**

No members of the public present.

The chair opened the meeting at 19:30.

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

Apologies received and accepted from Cllr. S Heeley as well as V Woollven and R Greenwood.

#### **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 16<sup>th</sup> October 2024**

The minutes of the P&I meeting on 16<sup>th</sup> October 2024 were agreed as being accurate.

Points to note:

- a. 91 Robins Close – L Westcott has reported this to MBC enforcement.
- b. Warren Lands – Cllr. J Britt reported that MBC have visited the site.
- c. Ham Lane – Cllr. A Walmsley reported that there have been no further reports of lorry parking.
- d. The Harrow – Cllr. J Britt reported that this was raised at the Community Safety Meeting, Kent Police will be visiting the site.

#### **5. Current Planning Applications to consider**

Please see Appendix A.

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

Cllr. J Britt reported on the Terms of Reference for the upcoming SPD meeting. Cllr. K Hammond will attend the meeting with Cllr. J Britt.

Technical documents are likely to be consulted on following the meetings. All agreed to recommend engaging P McCreery to review these documents.

#### **7. Lenham Neighbourhood Plan Review**

No update.

#### **8. Update on the Workplan**

- a. WPF car park handover – Cllr. A Walmsley reported that 95% of the fencing has been completed. EDF are due onsite on 29<sup>th</sup> November.

- b. To plan a meeting with LWFC and FA representative – Cllrs. J Britt and A Walmsley will attend a meeting, suggested date from LWFC is 17<sup>th</sup> December.  
**ACTION** L Westcott to liaise with LWFC.
- c. Countryside/Vistry – L Westcott summarised the road name options. All agreed on former business owners and suggested possible development names.  
**ACTION** L Westcott to respond to MBC.
- d. Abbey Homes – L Westcott reported on numerous enquiries from householders regarding trees being planted in their gardens. It has been made clear to them that this is not LPC remit but Abbey Homes. Cllr. A Ratcliffe suggested the householders speak to the marketing suite on site.
- e. Maidstone Road car park extension – Cllr. J Britt reported that the next meeting will be in January 2025.

**9. Update on Other Development**

- a. To note the withdrawal of application for 11a High Street - noted
- b. To confirm the response to planning application 24/503922 (Land off Sandway Road) – L Westcott reported that this was drafted by P McCreery and submitted to MBC.
- c. To note the response to the Byways consultation – all agreed.  
**ACTION** L Westcott to submit response.
- d. The Grange – L Westcott reported that this has been refused permission and the applicant is planning to appeal.

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

- a. A20 safety Improvements – Cllr. J Britt reported on information received from Kent Police regarding ANPR cameras, it was advised that these are best placed in the village not on the A20. Cllr. A Walmsley suggested that solar powered flashing signs will be better for the A20.

**11. Matters Arising from Planning Decisions**

Lenham Nursery – Cllr. A Ratcliffe reported that the nursery planning permission has run out. Advice has been sought to resubmit an application, another bat survey will be required in March/April next year.

**12. Date of next meeting**

The next meeting is on Wednesday 18<sup>th</sup> December 2024

**The meeting closed at 21:50**

Signed as a true record on this day 4<sup>th</sup> December 2024.....

Chair of the Planning and Implementation Committee

**Appendix A**

Application Number	Address	Comments
24/504380/SUB	67 Robins Close Lenham Kent ME17 2LE	No comments