

## February Planning decisions

25/500268/TCA	Car Park Maidstone Road Lenham Kent ME17 2QH	No comment.
25/500249/COUNTY	Chapel Farm Lenham Heath Road Kent ME17 2BJ	<p>The Parish council would wish to draw attention to its previous comments for this site. In particular:</p> <ol style="list-style-type: none"> <li>1. There should be no possibility of access to the Lenham Heath road, all lorry movements must be by the designated roadway past east Lenham Farm and hence the A20.</li> <li>2. As per the Inspectors comments work should commence sequentially to the closure and backfilling of the existing quarry at Burleigh Farm.</li> <li>3. The Planning Inspector also noted the KMSP's proposed restoration of the site back to agricultural land using existing soils but requests additional text in the KMSP to clarify the statement that suggested the land would be returned to a lower level of agriculture. The lower level refers to the finished topography of the site. This still needs clarification.</li> <li>4. Given that the new junction to the A20 is close to the Old Ashford Road /Rayners Hill A20 crossroads with a raised hill between the need for improved traffic safety at these junctions will be imperative. – please see our previous comment on this issue.</li> <li>5. The Royton Manor area is a conservation zone – there is a need to ensure that the works to not impinge on the amenity.</li> </ol> <p>The public right of way footpaths and the non-maintained roadway should not be compromised or with alternative routes agreed where necessary.</p>
25/500233/TPOA	8 Churchill Cottages Liverton Hill Kent ME17 2NJ	No comment.
24/505018/FULL	Land South Of Lenham Heath Road Kent ME17 2BP	See Appendix A

25/500359/TCA	23A Maidstone Road Lenham Kent ME17 2QH	No comment.
25/500159/LBC	23A Maidstone Road Lenham Kent ME17 2QH	<p>Lenham parish Council objects to this application on the grounds of lack of detail.</p> <p>These have to be some of the worst drawings of a listed building in a conservation area that we have ever seen. There appears to be no details on the timber work to the windows – other than that they will be made to work. Being part of the conservation area all such external details are required to be specified and approved by the Conservation Officer.</p> <p>We would draw your attention to 24/503651/LBC as the likely level of detail needed for an LBC.</p>
25/500456/SUB	Land At Old Ham Lane Lenham Maidstone Kent	No comment
25/500455/SUB	Land At Old Ham Lane Lenham Maidstone Kent	No comment subject to confirmation by our solicitor
25/500464/FULL	46 Honywood Road Lenham Kent ME17 2HH	No Comment

## Appendix A

Lenham Parish Council wish to see this application refused. If the planning officer's recommendation is contrary to this view, we request that the application is reported to the Planning Committee for the planning reasons set out below.

### **Effect on Character and Appearance.**

The application site lies in an area of attractive countryside outside the hamlet of Lenham Heath. Whilst there is a scatter of development, including some residential development, in the vicinity this area is clearly open and mainly undeveloped attractive countryside. It would appear that the current lawful use of the site is agriculture. The spread and form of this development has a significant harmful effect on the rural character and appearance of the countryside such that the proposal would clearly conflict with development plan policy LPRSP9 which aims to protect the countryside from inappropriate and intrusive development.

### **Whether sustainable location and accessibility.**

Lenham Heath has no facilities and local residents turn to the villages of Lenham and Charing, both situated about 2 miles away for their day to day needs. The characteristics of the intervening roads are not conducive for walking or cycling with no footway and has for a large part restricted forward visibility for all uses which makes it generally unsuitable for children and the elderly to walk or cycle along. There are no public transport services at Lenham Heath.

Lenham Parish Council believes that the above comment clearly indicates that Lenham Heath is not a suitable or sustainable location in principle for development for Gypsy and Traveller site. Such development proposals at Lenham Heath are clearly contrary to both the development plan and government policy as set out in the Framework.

### **The effect on protected species and biodiversity.**

Policy LPRSP14(a) requires new development to deliver a minimum of 20% biodiversity net gain or if this is unviable the statutory minimum net gain provision. No information has been provided within the application which demonstrates that proposals to comply with this policy have been thought through and are proposed. As such the application is contrary to this important development plan

policy. The impact the proposal may have on the Stodmarsh Marshes SAC is also unclear.

**Policy LPRHOU8.**

The application conflicts with policy LPRHOU8 part (b) in terms of the sites accessibility to local services, part (c) because of the significant landscape impact and harm to rural character, part (d) the wider impact on highway safety and part (f) the ecological impact on the Stodmarsh SAC.

**Gypsy and Traveller development plan document**

Maidstone Borough Council will make provision for sites to meet the needs of the Gypsy and Traveller community through the forthcoming development plan document (DPD).

The short-term use of the current application site to accommodate the travelling community does not justify harm to rural and residential amenity on a permanent basis which would result from the approval of the proposals. The proposals clearly conflict with the guidance contained within the Framework and should therefore be refused in order that a more considered and balanced appraisal of suitable sites for the Gypsy and Traveller community can be considered through the forthcoming DPD