

Planning decisions March 2023

23/500881/FULL	Downtown Victorias Leisure Ashford Road Kent ME17 1BL	LPC does not wishes to object to this retrospective application but we wish to make the following comments: <ol style="list-style-type: none">1) The A20 is extremely busy at this point with vehicles turning both into the BP/M&S Local filling Station and to the Marley sites (especially at shift change) Adding a third turnoff within the 100m or so of the others is a recipe for disaster especially with vehicles attempting a right turn both on and off the A20. The intended car sales establishment plus the intended food truck and huts are likely to generate a significant amount of additional traffic movements.2) When asked about the issue of a trading licence for the Food Truck the Parish Council objected on the basis of the effect of trade both for the M&S establishment and existing businesses in the Village and asked that if approved it be limited to collection and pre-order only. This ordering system requirement should be retained/maintained – ie in advance only. This will give the operators some form of control for staggering vehicles arriving at the van. There would therefore be no need for the huts with seats.3) Confirmation/acceptance of this retrospective application should not be a presumption of acceptance of future associated development particularly with reference to advertising/signage/external lighting etc – all of which should be subject to a further application (which should not be retrospective).4) The site plan does not show a designation for parking for the food truck separate to those visiting the car sales parts storage unit. There are 7# spaces which are noted as parking but not designated for one use or the other. It would be preferable to have an area set aside for the food element parking to that needed for the vehicle element.5) There is a lack of detail in the drawings respect of changes to the buildings, these details should be finalized by revised drawings prior to approval.
23/501068/SUB	Land North Of Old Ashford Road Lenham Kent	No Comment

23/500622/FULL	43 High Street Lenham Maidstone Kent ME17 2QB	<p>The Parish Council objects to this application on the basis of the drawings detailing the velux window facing the High Street as we think this detail is too woolly.</p> <p>Our objection would be withdrawn if our recommendation in the conclusion below is accepted.</p> <p>We would point out that this property is in the Lenham Square conservation zone and all High street facing features should be in accordance with the MBC Lenham Square conservation guide and as approved by the conservation officer.</p> <p>In principle we do not disagree with the preference to utilise the space in the roof. However, we believe that the rooflight that addresses the front of the property MUST be a conservation rooflight – with glazing bar, and the correct proportions – and not left to whatever can be obtained when it is installed. If the specification on the drawings is correct – that is what should be fitted. The loose specification allows a level of interpretation which should be avoided.</p> <p>The correct unit would be 780x1180 – either top hung or centre pivot. The choice of hinge is for the client – although the centre pivot is easier to clean (from the inside) the top hung when open does not impact on the space internally – which is a significant concern here.</p> <p>Without being too picky – if the correct unit were used (slightly slimmer than currently illustrated on the drawings) it might be possible to align it with the main oriel units below which would further compliment the overall elevation once the work is complete.</p> <p>In conclusion – we would withdraw our objection only if the specification is assured and that a Velux 780x1180 (MC06/MK06) Conservation Roof Window is the only acceptable unit which can be used in this location. Any alternative must be approved by provision of a sample and agreed in advance by LPC and the Conservation officer.</p>
23/501240/SUB	Cherry Garden Farmhouse Lenham Forstal Road Kent ME17 2JG	No Comment
23/501218/SUB	Newage Farm House Flint Lane Lenham Kent ME17 2EN	No comment
23/501370/SUB	Land North Of Old Ashford Road Lenham Kent	No Comment
23/501068/SUB	Land North Of Old Ashford Road Lenham Kent	No Comment.