



Report of the Planning and Implementation Committee Wednesday 22nd January 2025 at 7:30pm

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

Public Participation

5 members of the public present.

1 member of the public read out their response to the retrospective planning application at Little Gaynes, Faversham Road. Other members of the public were in agreement with the objections raised.

1 member of the public asked for information on the latest assessment of safety at the A20/Faversham Road crossroads. Cllr. J Britt reported on the proposed 40mph limit and that traffic lights are being considered.

The chair opened the meeting at 19:50.

1. Apologies for absence:

Apologies received and accepted from Cllrs. J Murray & A Walmsley

2. Nominations for Substitutions

There were none.

3. Declarations of Interest on the Agenda

V Woollven and R Greenwood declared a conflict of interest with St Mary's Church and land arising from the land to the rear of Tithe Barn 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 18th December 2024

The minutes of the P&I meeting on 18th December 2024 were agreed as being accurate.

Points to note:

- a. Cllr. J Britt has contacted Rob Jarman at MBC.
- b. Cllr. A Walmsley provided a report that he has not had a response from Marion Geary.

5. Current Planning Applications to consider

There were none.

6. Maidstone Borough Local Plan 2024 - update

Cllrs. J Britt and K Hammond attended the SPD meeting 16th January 2025. The notes have been circulated, the government's devolution proposals are complicating matters.

7. Lenham Neighbourhood Plan Review (NHP)

Nothing to report.

8. Update on the Workplan

- a. Sports and Recreation Ground/ East Lenham farm – Cllrs. J Britt, D Garland and N Osborne met with the land agent for East Lenham farm. The mitigation plans have been submitted to MBC for nutrient neutrality. A response from MBC is awaited.
The Kent Football Association has provided advice on a potential 3G pitch, this information has been shared with Lenham Wanderers FC.
- b. Countryside/Vistry - a consultation on the change in land registry has been received. The information provided was very vague, a plan was requested by Cllrs.
ACTION L Westcott to request a plan to show land subject to the application.
- c. Countryside/Vistry – A change to the point of connection of surface water pipework for future development of the WPF has been requested by Countryside. This will move the connection from the Northern boundary to the Western boundary – All agreed this is acceptable.
Countryside/Vistry have also requested to amend the agreement for connection of foul drainage into the network as part of the new estate. All agreed the proposal isn't acceptable.
ACTION Cllr. J Britt to liaise with Countryside/Vistry.

9. To consider request for advertising boards at the WPF

Cllr. J Britt reported that Lenham Wanderers FC has requested to put advertising boards on the new fence at the WPF. Cllr. A Ratcliffe reported that planning approval would need to be sought, but it would be visually unappealing. As an LPC asset, L Westcott stated that it would need to be fair, so any advertising opportunities must be open to all local businesses. A maintenance agreement for any advertising material would also need to be agreed as well as any appropriate fee.

10. Update on Other Development

- a. Warren Lands – Cllr. J Britt reported that the occupiers are still on site so are now in contempt of court, MBC is applying to the High Court.
- b. Land off Sandway Road – not decided.
- c. Land opposite the Wishful Thinker – Cllr. A Ratcliffe reported that clearance work has been completed on the land, it is not known what for.

11. Highways Improvement Plan (HIP)

- a. Dropped kerbs – All agreed that surveys of the village need to be completed.
ACTION Cllr. A Ratcliffe to produce a map to begin a survey.
- b. Ham Lane / A 20 junction – Cllr. J Britt reported that there was another recent accident, KCC has suggested adding lighting this junction to the HIP.

12. Matters Arising from Planning Decisions

There were none to report.

13. Date of next meeting

The next meeting is on Wednesday 19th February 2025.

The meeting closed at 21:15

Signed as a true record on this day 5th February 2025.....

Chair of the Planning and Implementation Committee