



Report of the Planning and Implementation Committee

Wednesday 21 August 2024 at 7:30pm

PRESENT Cllr. A Walmsley Chair presiding.
Cllrs. D Earl, P Culver, J Britt, K Hammond N Osborne

Public Participation

No members of the public present.

1. Apologies for absence:

Apologies received and accepted from L Westcott (Clerk), S Newell (Deputy Clerk) Cllrs s Heeley, A Ratcliffe and Anna Russell

2. Nominations for Substitutions

There were no nominations for substitutions

3. Declarations of Interest on the Agenda

Members of the group who stand on LPC declared an interest in relation to William Pitt Field. All declared conflicts of interest are non-pecuniary; this also relates to all previously declared conflicts of interest.

4. Minutes from P&I 19th June 2024

The minutes of the P&I meeting on 17 July 2024 were agreed as being accurate.

Points to note:

- a. Cllr Cox (MBC) will be taking a request for CIL contribution in terms of the nursery project too MBC Cabinet, raising lack of S106 contributions as reasoning
- b. Sunny Hill Equestrian was permitted

5. Current Planning Applications to consider :

Please see Appendix A.

6. Maidstone Borough Local Plan 2024 - update

Cllr. J Britt reported there is a closed meeting in the diary for the end of September. All LPC councillors are strongly advised to attend. Reminders will be circulated ahead of the date

7. Lenham Neighbourhood Plan Review

No update.

8. Update on the Workplan

- a. **Countryside/Vistry site** – Works continue to road widening and responses to planning condition submissions are in Appendix A. A site meeting earlier this month to deal with removal of a power pole and redirecting of the electricity to the pavilion was successful. That work is now complete allowing the finalisation of the road works, which are on schedule. Power to the pavilion is currently provided by a gen-set, the connection to the grid will be restored during September (around NPN availability). **There was a discussion regarding the resurfacing of the car park.** It was agreed that additional quotes for this work should be obtained.
- b. **Maidstone Road car park** - Cllr. J Britt reported that the meeting scheduled for July with R B Plant was deferred. There is a need for technical advice ahead of this meeting.

A proposal from DHA to provide this at a cost of £500 + VAT was accepted and recommended to full council on 4 September.

- c. Development of WPF – there was a discussion relating to the reliance of this on other developments within the LNP. It was agreed that potential Plan B options might usefully be explored

Update on Other Development

- a. Public Conveniences – work is still underway to submit a formal planning application – Cllr A Ratcliffe leading on this
- b. The Harrow – LPC has been asked to support a proposal to nominate the Harrow Inn as n Asset of Community Value (ACV). This was discussed at length, and it was agreed to invite the proposer to a discussion at the earliest availability. Meanwhile, the security of the premises and its vulnerability to vandalism and damage were noted and also noted was Police awareness

Highways Improvement Plan (HIP)

- a. High Street pavement – with the removal of support from KCC Highways for this scheme (due to the lack of clarity regarding ownership) it was agreed that, for the moment, the scheme to extend the pavement needs to be paused.
- b. Pilgrims Way road signs – these are not installed yet.
- c. Diversion of Footpath KH 659 (part) in Sandway. Cllr Britt reported that although signs direct people to this footpath (which links to KH 414B and KH413) there is currently no sign of an actual path. The parish council has no objection and refers the matter back to the Public Access / Footpaths Officer at KCC
- d. There is a meeting regarding the review of the A20 on Thursday 22 August – Cllr Britt attending on behalf of the parish council and will report back

Matters Arising from Planning Decisions

There were none

Date of next meeting

The next meeting is on Wednesday 18 September 2024.

The meeting closed at 22.15

Signed as a true record on this day 4th September 2024.....

Chair of the Planning and Implementation Committee

Appendix A

| Application Number | Address | Comments |
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| 24/502888/LDCEX | Land And Buildings Swift Oak And Fox Framing Hook Lane Lenham Heath ME17 2BX | Already approved – no need to comment. |
| 24/502949/MOD106 | Land To The North East Of Grove House Old Ashford Road Lenham Kent ME17 2PX | We are still somewhat confused by the request to modify the 106 agreement and would ask that the decision is deferred until a detailed legal opinion is submitted detailing the effect of the change in respect of the residents of this estate. |
| 24/502469/FULL | Munsteads Highbourne Park Lenham Maidstone Kent ME17 2PE | No Comment |
| 24/502981/FULL | Land At 7 Royton Avenue Lenham Kent ME17 2PS | <p>The Parish objects to this application for the following reasons:</p> <p>As per Mr Marshall's comments which we repeat below:</p> <p>1) The Site Location and Existing Block Plan is incorrect in that it currently shows his garage and drive as part of No 7's existing site.</p> <p>2) Previous major construction work undertaken on Royton Avenue and Chilston Road resulted in major problems with traffic in Royton Avenue, a small cul-de-sac, including refuse and emergency services vehicles being unable to access the road without driving over the grass verge on to private land. Therefore, we suggest that a provision is included in any approval that the proposed new driveway and parking for the new property is constructed first so that building work does not affect access and egress to Royton Avenue.</p> <p>We should also point out that we objected to the previous application 20/500826/FULL as follows: We are not satisfied that the property will have enough amenity from the rear elevation of the dwelling. This development has been refused on previous occasions and we see no planning reason for our previous reasons of objection not to be re-considered. The previous application - 19/501399/FULL was rejected by MBC on the following grounds. (1) The proposed chalet bungalow due to its bulk, orientation, siting on the plot boundary and poor separation from both adjoining properties and existing external amenity areas will have a detrimental impact on the amenities of neighbouring occupiers in terms of privacy, overlooking and loss of outlook contrary to policies DM1, DM9 and DM11 (ii) of the adopted Maidstone Borough Local Plan (2017) and Section 12 of the NPPF (2019). (2) The proposed chalet bungalow sited in a cramped and awkward position and forward of the property at 7 Royton Avenue, would be detrimental to the open character, appearance and pattern of this area resulting in a</p> |

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| | | visually incongruous development and the erosion of an important open space on the periphery of Lenham village contrary to policies DM1, DM9 and DM11 (i) of the adopted Maidstone Borough Local Plan (2017) and section 12 of the NPPF (2019). Obviously with the publication of the Neighbourhood plan subsequent to the above, the case for refusal is now even stronger. |
| 24/503121/PNEXT | 11 Robins Close Lenham Maidstone Kent ME17 2LD | The parish objects to this application on the grounds that the proposed extension is shown tight to the boundary of the property at No. 9. Our objection would be withdrawn if a gap was left between the extension and the boundary to accommodate future maintenance and minimise disruption to the neighbour during the construction phase. |
| 24/503245/FULL | The Grange Ashford Road Lenham Maidstone Kent ME17 2DA | No Comment. |
| 24/503247/NMAMD | Land At Old Ham Lane Lenham Maidstone Kent | No Comment subject to any further consideration from CLLR. Ratcliffe. |