

# Planning decisions June 2023

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23/501919/FULL	7-13 Millside Cottages East Lenham Road Lenham Maidstone Kent	No comment
23/502147/SUB	Land At Old Ham Lane Lenham Maidstone Kent	No comment
23/502168/FULL	1 Tanyard Lane Lenham Kent ME17 2FB	No comment
23/502208/TPOA	49-51 High Street Lenham Kent ME17 2QB	No comment on the proviso that the tree officer confirms that the Ash tree is diseased.
23/502359/FULL	2 Council Cottages Headcorn Road Platts Heath Kent ME17 2NG	No comment
23/502239/FULL	Downtown Victorias Leisure Ashford Road Kent ME17 1BL	Objection repeating the wording of our objection to 21/506206/FULL
23/501294/FULL	The Coach Park Old Ashford Road Lenham Kent ME17 2DG	See Appendix A
23/501293/FULL	The Coach Park Old Ashford Road Lenham Kent ME17 2DG	See Appendix B
PROW/KH288A	Public footpath KH288A at Lenham Kent ME17 2EX	LPC object on the basis that the new route is less commodious than the original
23/502120/FULL	Lenham Social Club High Street Lenham Kent ME17 2QB	No comment
23/502504/FULL	69 Robins Avenue Lenham Maidstone Kent ME17 2HP	No comment
22/501566/FULL	The Old Dairy Old Ashford Road Lenham Kent ME17 2DG	Appeal APP/U2235/W/23/3315964 - See Appendix C
23/502633/DOM106	Land At Old Ham Lane Lenham Maidstone Kent	No comment
23/502613/SUB	43 High Street Lenham Kent ME17 2QB	No comment
23/502720/TCA	St Mary's Church Old Ashford Road Lenham Maidstone Kent	No comment
23/502705/SUB	The White Horse Inn Lenham Heath Road Sandway Kent ME17 2HY	No comment
23/502721/TPOA	Forge House Old Ashford Road Lenham Maidstone Kent ME17 2PX	No comment

## Appendix A

Lenham Parish Council supporting the comments from the immediate neighbours objects to 23/501294 for the following reasons:

1. The application does not conform with Clause D1 of the Lenham Neighbourhood Plan
2. The proposal has made no attempt to minimise the visual impact and is contributing nothing to the visual amenity of the area.

While a tyre bay may be needed – it could look far better, by being better placed on the site.

The elevation materials are entirely wrong – the section too large and location incongruous with the houses opposite. If anything, it would appear that this development is happening ‘back to front’ where the tyre bay should be to the rear adjacent to the neighbouring shed, and the wash points nearer the front

3. It could cause both overdevelopment and overcrowding of the site which is not sufficient to accommodate any further demand on the limited parking spaces and cope with deliveries. This could result in spill over parking on the road outside within proximity to the entrance and the bend on the Old Ashford Road an area already known to be hazardous.

This on road parking would contribute to the difficulties of vehicles rounding the bend on the Old Ashford Road while others are leaving the site in what is (currently) a 50mph zone.

4. Neighbours already suffer noise pollution from the car wash but a tyre bay would increase this enormously. Tyre replacement is not a quiet procedure and is entirely inappropriate for a site close to residential properties.
5. We do not wish to see retrospective ‘creep’ applications which will have further additions in the coming months/years.

## Appendix B

Lenham Parish Council supporting the comments from the immediate neighbours objects to 23/501293 for the following reasons:

1. There is no provision for WC’s – which will presumably follow.
2. There are no provisions for waste or litter.

3. This is another example of a creeping development.
4. There is no pavement access to the site for pedestrians walking from the Village who would not only have to negotiate the bend on the Roadway but would also have to cross the Road
5. We also anticipate noise and smells issues for the neighbours – as these establishments seldom have sufficient extraction/filtration.

The comments of the Environmental Protection Team are inaccurate. In their comments they state they “note that there are no sensitive properties directly adjacent to the site”.

please note that there are ten properties directly adjacent to the site and also a new housing development nearby now being constructed. We note a site visit was not made.

6. It could cause both overdevelopment and overcrowding of the site which is not sufficient to accommodate any further demand on the limited parking spaces and cope with deliveries. This could result in spill over parking on the road outside within proximity to the entrance and the bend on the Old Ashford Road an area already known to be hazardous..

## Appendix C

APP/U2235/W/23/3315964

We have received notification of the appeal to the refused permission for the above application. We note the appeal will be determined on the basis of written representations. Please find below Lenham Parish Council’s representation.

Lenham Parish Council objected to this application on the following grounds:

1. This site has not in living memory been part of a dairy but has been part of the Industrial Estate to the East of Lenham lying between the A20 and the Old Ashford road.

It has not been called up in either the Lenham Neighbourhood Plan or the Maidstone Local plan and was not put forward as a possible site during the call for sites in respect of the recent Local plan revision.

The Parish Council would wish this site to be retained as part of an Industrial employment area perhaps continuing as an area for storage.

2. The site borders a car wash (with a tyre changing bay subject to a retrospective planning application (23/501294). The activities on this site generate considerable noise despite using the latest jet wash and water recovery equipment. To put housing next to such activities seems very wrong.

3. The application states that the site has been used for Industrial storage. Given this use there is a risk of the site being impacted by contamination. There is however, no submitted documentation assessing this. The planning application should have been accompanied by, at least, a Phase 1 Risk Assessment.
4. A major issue with the designs is that they will not accommodate wheelchair users. We don't think this is acceptable in the 21st Century. The proposed layout does not appear to be up to standard - there are certainly issues of widths on the circulation which will, if addressed, mean the units need to be at least 2300mm wider overall each, or that other internal rooms will be compromised.
5. The intention is to discharge clean water from the treatment plant into a spring outflow leading into the River Stour. Given the issue of excess nutrients in the River affecting the Stodmarsh nature reserve, we cannot see how Natural England would regard this as acceptable. Please refer to Natural England's response to MBC planning reference 20/504976 which did not involve direct connection to the River Stour.
6. The contention that this site is not subject to surface water flooding is plainly wrong. Please see the Photographs taken in Appendix A at times of High Water Table and heavy rainfall. Please consider the designs of the Neighbouring development at Tanyard North as detailed in 21/506229/SUB - this allows for an overflow from the SUDS installations to run to an attenuation pond before being discharged at a controlled rate into the River Stour headwaters. This is to accommodate groundwater surging up through the SUDS Installations. This development was approved prior to the moratorium on further building in the Stour catchment imposed by Natural England. The proposed plans on the Dairy site do not include any form of attenuation before being discharged to the River along with the sewage plant outfall.
7. The exit from the proposed houses is on a bend, this already causes the existing 2 properties to the West much heartache usually involving someone on the opposite side of the Road beckoning out cars from their drive when they see the Road is clear, this property is even worse from this viewpoint by being on the heel of the bend.