

October Planning Decisions

KCC/MA/0121/2024	Lenham Primary School, Ham Lane, Lenham, Maidstone, Kent, ME17 2QG	The Lenham parish Council formally wish to support the extension of the Lenham Primary School. We are aware of at least 20 Village children who cannot attend it because the current school is over subscribed. At least one of the children attends Challock Primary and we know of one attending Barming Primary. We would point out that Lenham has been earmarked for more development over and above the additional 1000 homes yet to be built as detailed in the Neighbourhood Plan. Please can we be informed of a confirmed start date as soon as it is available.
24/503828/SUB	Land At Old Ham Lane Lenham Maidstone Kent	No Comment.
24/503800/SUB	Land At Old Ham Lane Lenham Maidstone Kent	We have no objections as such to this application. We would however ask that a condition is imposed that the swales are fenced off and provided with a safety flotation ring (if appropriate) on the grounds of safety.
24/503801/SUB	Land At Old Ham Lane Lenham Maidstone Kent	No comment
24/503651/LBC	1A High Street Lenham Maidstone Kent ME17 2QD	No Comment.
24/503955/FULL	Shepherds Lenham Forstal Road Lenham Heath Kent ME17 2JG	No Comment
24/503948/FULL	Theohurst Cottage High Street Lenham Kent ME17 2QD	We have no objection in principle to this application but we would like to point out that it is in the Lenham Conservation area and we are asking for a condition to be imposed that the materials to be used should comply to the Lenham Square Conservation documentation as published by MBC. Obviously the materials being used will require

		<p>the approval of the conservation Officer. We also note that the dimensions of the proposed single? Single storey? garage have not been specified.</p>
24/503821/FULL	11A High Street Lenham Kent ME17 2QD	<p>The Parish Council objects to this application which is hugely lacking in detail and over densifies the centre of the village, The spaces between buildings need to be considered as much as the buildings themselves.</p> <p>From the drawings on the portal, it is difficult to gauge the height of the proposed outbuilding as there are no dimensions given. (typically this should normally prevent validation?)</p> <p>The drawings do not mention the significant change of level between properties on the High Street and those in Church Square - there really should be a site section in this sort of case. We understand that there is a 2m plus difference in ground levels with a retaining wall in the neighbouring Church Square property. By situating the outbuilding next to “on top of” the retaining wall damage to the retaining wall is inevitable as well as ground “sinking” under the proposed outbuilding caused by landslip.</p> <p>At the very least there should be a gap between the proposed outbuilding and the property boundaries to strengthen the foundations and allow for maintenance and to prevent rainwater from falling directly on to the neighbouring properties when gutters are filled with leaves or other debris.</p> <p>We understand that home offices, have to be a certain size/height e.g. approx.. 3m to fall within PD rights. However given the additional 2m of ground level, the 5m+ height will severely affect the overshadowing of on the Church Square properties.</p> <p>As said given the proximity to the boundary retaining structure and the height difference this should have triggered a more detailed analysis.</p> <p>We would also point out that the proposed outbuilding is within the Lenham Square conservation zone and that the proposed construction materials e.g a slate roof, do not comply with the Lenham conservation policy as detailed in the MBC published Lenham Conservation Area and Management Plan. Obviously the conservation officer should be given the opportunity to review the proposals and materials prior to granting any approval.</p>

On a similar note this is part of the Historic Part of the Village (lying between the High Street and Church Square) which itself borders the Church and the 14th century Tithe barn. An archaeological investigation must surely be undertaken as per the investigations carried out in Church Square itself.

No drainage details have been given either for stormwater soakaway or for sewage connection – given the location sewage connection is likely to be not straightforward yet detailed drawings have not been supplied.

The environmental study including the layout out of trees has not been detailed.

Finally please note that access is only from the High Street and extremely limited either by through 11a itself or down a narrow passageway and across a neighbours garden. No work plan detailing how the work should be carried out has been given.

Given the parking limitations on the High Street we would suggest at the very least the following conditions should be specified:

1. No contractors' vehicles to park on the High Street other than for unloading.
2. No unloading to take place during opening hours of the business next door which will be affected by use of the narrow passageway and the garden of the business.

In conclusion

a) This proposal is simply too large for the property footprint and is not in keeping with the Conservation Area.

b) The proximity to the neighbouring property boundaries are simply wrong and the likely landslip caused by the differences in level and stormwater run-off has not been taken into account

c) The detail provided in respect of drawings, e.g. effect on the Conservation area, connection to drainage - is totally inadequate.

d) There is no workplan submitted to take account of the affect to the next door business or the limited access to the proposed outbuilding.

If the planning officer is minded despite the above to approve this application, we would request that it is called in to Committee.

24/503822/LBC	11A High Street Lenham Kent ME17 2QD	See 24/503221/Full above.
24/504046/AGRIC	Land And Buildings At Swift Oak And Fox Framing Hook Lane Lenham Kent ME17 2BX	No Comment.
24/504172/SUB	Land At Old Ham Lane Lenham Maidstone Kent	We should reiterate that we are in favour of this application which is part of the approved Lenham Neighbourhood plan.