

Planning decisions February 2023

23/500336/FULL	Honywood Farm West Street Lenham Maidstone Kent ME17 2EP	No comment
23/500428/SUB	Land At Highbourne Park Lenham Kent ME17 2PE	No comment
23/500504/SUB	71 High Street Lenham Maidstone Kent ME17 2QG	No comment
23/500469/FULL	41 Honynwood Road Lenham Maidstone Kent ME17 2HH	No comment
23/500213/FULL	Land Adjacent To 14 Frogmore Walk Lenham Kent ME17 2JS	As per Appendix A February Planning applications
23/500533/FULL	The Barn Fairview Faversham Road Lenham Kent ME17 2EX	No Comment
23/500733/FULL	Millheath Lenham Heath Road Lenham Heath Kent ME17 2BJ	No Comment

Appendix A

We object to this application which is a re-application of 20/503737/FULL and would require it to be put before the planning committee if the planning officer disagrees with us. The issues are:

1. The application is for a small 2 bedroom house to be built on the end of an existing 3 house terrace. The building will be set back from the existing building line and will look out of place.
The plot is just too small for even this small 2 bedroom House.
Having scaled off the drawing – it would appear that each floor level as drawn (and dimensioned) is 32.5m² each floor. This then totals 65m² of overall internal area.
As such the scheme is below the NDSS (Nationally Described Space Standards) for a two bedroom house – which should have a minimum internal area of 70m² for two bedroom three people, and 79m² for two bedroom four people.
2. We are unsure as to the ownership of the land. We understand that the land is registered as in the ownership of Maidstone Borough Council. We think that the applicant has “taken possession” of what is intended as open green space and has wrongly been allowed to do so by Golding Homes Contractors who are responsible for the ground maintenance.
We are extremely worried that if this is allowed it will set a precedent to allow other end of terrace owners on the Cherry Estate to similarly “take possession” of open green space and to similarly to extend their terrace.
3. The D&A statement says parking is provided – but nothing is identified on the plan and there is no capacity for additional parking on the road (local roads are already cramped) nor it is possible to resolve vehicular access to the property (either during construction or on completion). Either the application for is wrong or the drawings are incorrect. This needs to

be clearly resolved and consulted on. There is no 'spare' capacity in the current road arrangement to allow for a 'new space' to be provided for this development.

The location is at the back of a pedestrian only area the nearest likely parking will be at the end of the pathway on Ham Lane but given that this is the main access road for Lenham Storage lorries and on the bus route and next to a bus stop, parking on Ham Lane needs to be discouraged. (Both by residents and contractors).

4. There is no construction plan showing how materials will be transported to the site without infringing the pedestrian walkways or surviving green spaces.



Google image showing site and hedge "taking possession" of the green space – hedge encroaches on the pathway and is not cut by Golding Homes Contractors or normally by 14 Frogmore