



Report of the Planning and Implementation Committee Wednesday 19th June 2024 at 7:30pm

PRESENT Cllr. A Walmsley Chair presiding.
Cllrs. J Britt, P Culver, D Earl, N Osborne & A Ratcliffe
V Woollven, L Westcott (clerk)

Public Participation

One member of the public present.

The member of the public lives near the allotments site and expressed his concern over the proposed nursery building, he is disappointed that no one has come to talk to him about it. He believes 18 inches of the access road belong to his property and this will be reclaimed. Cllr. N Osborne, A Ratcliffe and A Walmsley stated that they have spent time in recent months/years speaking to him about the project. Cllrs. provided reassurance that the car park area would actually be at the rear of the property, which is no different to the present situation. Liaison will take place with residents when a timescale for works has been drawn up.

The Chair opened the meeting at 20:10

1. Apologies for absence:

Apologies received and accepted from Cllrs. K Hammond and J Murray as well as R Greenwood, A Russell and L Smith.

2. Nominations for Substitutions

None received.

3. Declarations of Interest on the Agenda

V Woollven declared a conflict of interest with St Mary's Church and land arising from the land to the rear of Tithe Barn. Cllrs. P Culver and N Osborne 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 and the planning application for Linden Cottage in Sandway. Cllr. A Walmsley declared a conflict of interest in the planning application for 7 Beacon Road. 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 15th May 2024

The minutes of the P&I meeting on 15th May 2024 were agreed as being accurate.

5. Current Planning Applications to consider:

Application Number	Address	Comments
24/501269/PNQCLA	Mount Castle Cottage Mount Castle Lane Lenham Heath Maidstone Kent	Generally we have no objection to this prior application however we would ask for further detail and resolution of the following two points.

		<p>1. We would support the EA comments circulated separately especially in respect of the treatment of the foul sewage given that the site is within the Stour catchment area and the Stodmarsh moratorium on further development within the catchment area.</p> <p>2. It is unclear from the drawings if the proposed site boundary of the property would cut off access to the non-maintained roadway as shown on OS maps. We are aware of a recent request to KCC to re-instate the Roadway as a bridle path.</p>
24/501729/LDCEX	Land And Buildings At Swift Oak And Fox Framing Hook Lane Lenham Heath Lenham Kent	No comment though we would confirm that the property is within the Lenham Parish Boundary despite the address being given as Burnt Mill which is part of Ashford's Egerton Parish and there being no direct access (bridge over the river) between this property and Burnt Mill.
24/502220/FULL	Hillcrest Bull Hill Lenham Heath Kent ME17 2JA	No Comment.
24/502029/OUT	1 Millside Cottages Lenham Heath Road Lenham Heath Kent ME17 2FN	We object to this outline application until we see the detail of what is intended in the full application. We have had discussions with the applicant and some of our thoughts seem to have been taken on board but not all. We have also pointed out to the applicant that the application is contrary to the Lenham Neighbourhood Plan which protects the rural environment by limiting development. This site should be regarded as rural and unsustainable.
24/501997/FULL	Linden Cottage Lenham Heath Road Sandway Kent ME17 2NB	No Comment.

24/501936/FULL	7 Beacon Road Lenham Maidstone Kent ME17 2HJ	We object to this application on the basis that the side extension is proposed to be extended completely to the boundary of the site. As a Parish we have consistently objected to such applications on the basis, that in future maintenance to the external fabric will be needed and this should be able to be done from within the property boundary. In addition of course there is now no provision to continue to keep the waste recycling bins at the rear of the property and no provision for enclosed bin storage at the front of the property. We would ask for at least a 1m gap between the proposed extension and the site boundary with No.9 Beacon Road.
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6. Maidstone Borough Local Plan 2024 - update

Cllr. J Britt has written to MBC to request a meeting and has spoken to the leader. SOHL and Bredhurst Parish council have challenged the plan with an application to the Court of Appeal, MBC have to wait for this to run its course. MBC are happy to meet, but cannot comment ahead of the publication of the council's 4 year plan later in July.

7. Lenham Neighbourhood Plan Review

Cllr. J Britt suggested that discussions should begin about the potential development of the WPF.

Cllr. A Walmsley reported that there were construction works at the Lenham sewage treatment works.

ACTION A Walmsley was asked to contact MBC to ascertain if the was the intended upgrade to reduce phosphate discharge.

8. Update on the Workplan

- a. **Countryside/Vistry site** – Old Ham Lane closed until September. Cllr. J Britt has provided the comments on the pipe size previously discussed. Cllr. A Walmsley is meeting with Lenham Storage about their PROW.

ACTION Cllrs. A Ratcliffe and A Walmsley to follow up on car park plans at the WPF.

- b. **Abbey Home** – Cllr. J Britt reported that MBC are checking the original drawings to ensure turning points are as should be for refuse trucks (brought up by a member of the public).

- c. **Land Adjacent to Loder Close** – All houses are occupied. Construction of the play area has not started.

ACTION A Walmsley to contact the contractors to ascertain the reason.

d.

9. Update on Other Development

- a. Allotments site – the telegraph pole is to be replaced.

10. Highways Improvement Plan (HIP)

- a. High Street pavement – Cllr. A Walmsley reported that KCC have confirmed that they do not own the pavement. All agreed to request money back from KCC for the design fee paid.
- b. The Paddocks – a member of public has raised safety concerns regarding the exit from the estate onto the A20. All agreed that these can be addressed as part of the wider A20 issues.

11. Matters Arising from Planning Decisions

None to report.

12. Date of next meeting

The next meeting is on Wednesday 17th July 2024.

The meeting closed at 21:45

Signed as a true record on this day 3rd July 2024.....

Chair of the Planning and Implementation Committee