



**Report of the Planning and Implementation Committee**  
**Wednesday 17<sup>th</sup> January 2024 at 7:30pm**

**PRESENT** Cllr. J Britt Chairman presiding.  
 Cllrs. D Earl, D Garland, K Hammond, S Heeley & A Ratcliffe  
 V Woollven, P McCreery (planning consultant), L Westcott (clerk)

**Public Participation**

No public present.

**1. Apologies for absence:**

Apologies received and accepted from Cllrs. P Culver, N Osborne and A Walmsley.  
 Cllr. D Garland substituted for Cllr. A Walmsley, Cllr. K Hammond substituted for Cllr. P Culver.

**2. 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. Cllr. J Britt declared a conflict of interest in relation to Warren Lands and Little Biggen in Sandway. 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.

**3. Minutes from P&I 13<sup>th</sup> December 2023**

The minutes of the P&I meeting on 13<sup>th</sup> December 2023 were agreed as being accurate.

**4. Current Planning Applications to consider :**

Application Number	Address	Application Content
23/505768/FULL	67 Robins Close Lenham Kent ME17 2LE	Erection of a first floor side extension.  <b>Comments:</b> The parish council wishes to record the following comments on this application:  1. The previously approved allocation for an extension to this property (23/504690/FULL, Validated Tue 24 <sup>th</sup> October 2023, Status: Decided – approved) has yet to be built. 2. The block plan for this application is confusing and was clearly drawn up (by the same architects as 23/504690) to encompass both applications – the parish council wishes to note that if the sum total of both the previous application and this current application were submitted as one, that enlargement of the home would probably exceed the permitted development footprint. The parish council wished to record that it feels this is a blatant example of “salami slicing”. 3. If approved this additional application would severely impact on the existing street scene by delivering a rather over dominant

		development in what is currently an impression of terracing of semi-detached dwellings. 4. The proximity of this application to the neighbouring property might preclude the owner of that property from undertaking an extension should that be required in the future.
23/505084/FULL	Linden Cottage Lenham Heath Road Sandway Kent ME17 2NB	Erection of two storey rear extension.  <b>ACTION: no comment</b>

#### 5. Maidstone Local Plan Review

Cllr. J Britt reported the current consultation from the inspector is a result of the Main Modification responses. The short consultation period of 4 weeks has been questioned and the inspector has responded. P McCreery stated that as LPC have already commented on the documents, the inspector has made it clear that any resubmitted comments will not be accepted. He does feel that a chartered surveyor should assess the calculations on viability.

**ACTION** P McCreery to find a chartered surveyor and get a quote for the work.

**ACTION** P McCreery to provide a quote for his part of the work for the above action and to review the documents again to look for any issues not previously brought up.

#### 6. Lenham Neighbourhood Plan Update

Cllr. J Britt reported that this is on hold whilst waiting for the resolution of the Maidstone Local Plan Review.

#### 7. Update on the Workplan

- a. **Loder Close:** likely occupation of houses in February 2024.
- b. **East Lenham Farm:** Report on nutrient mitigation is awaiting response from Natural England.
- c. **Countryside – land off Old Ham Lane:** The hedge has been removed and temporary fencing installed this week.
- d. **Abbey Homes:** Old Ashford Road to be closed to allow for drainage works to be completed.

#### 8. Update on Other Development

- a. Ham Lane/Maidstone Road Footpath - works delayed this week due to the weather.
- b. Warren Lands – No update – will be discussed with MBC during meeting on 23<sup>rd</sup> January 2024.

#### 9. Highways Improvement Plan (HIP)

- a. High Street pavement – KCC have contacted LPC to state that they are checking the ownership of the pavement before the design can proceed.  
**ACTION** Cllr. J Britt to chase an update.
- b. KCC Study for lorry signage on A20 to address Flint Lane issue – no update.

#### 10. Matters Arising from Planning Decisions

Cllr. J Britt reported that a meeting will be held with MBC planning to discuss the Lenham WWTW, Warren Lands, Maidstone Road car park extension and inconsistencies with planning documents and decisions.

#### 11. Date of next meeting

The next meeting is on Wednesday 21<sup>st</sup> February 2024.

**The meeting closed at 21:15**

Signed as a true record on this day 7<sup>th</sup> February 2024.....

Chairman of the Planning and Implementation Committee