

Planning decisions June 2021 by planning committee

21/502497/FULL	Forge House Old Ashford Road Lenham Maidstone Kent ME17 2PX	We have no basic objection but suggest that the Planning Officer imposes the following conditions on the basis that it is an Oak construction thus will be permanent. There should be; 1) No permanent power supply. 2) No option to add main drainage to the “shed” ?
21/502689/FULL	Yew Tree House 2 School Lane Platts Heath Maidstone Kent ME17 2NU	No Comment
21/501985/FULL	The Old Piggery Mansion Farm Liverton Hill Sandway Kent ME17 2NJ	No Comment
21/502760/SUB	Keepers Farm Old Ham Lane Lenham ME17 2LT	No Comment
21/501821/FULL	8 Robins Avenue Lenham Maidstone Kent ME17 2HN	We would object to this application on the basis that from the drawings there appears to be no passageway between the front and rear of the property for transfer of the weekly waste bins. If the planning officer is minded to approve we would ask that a planning condition is imposed which would ensure the provision of a waste bin receptacle enclosure in the front of the property.
21/502391/NMAMD	Tanyard Farm Old Ashford Road Lenham ME17 2DH	No Comment
21/502693/FULL	Shepherds Lenham Forstal Road Lenham Heath Maidstone Kent	No Comment
21/502839/FULL	Unit 9 Northdown Business Park Ashford Road Lenham Kent	No Comment
21/503243/FULL	6 Rose Cottages Lenham Forstal Road Lenham Heath Maidstone Kent ME17 2JL	The Parish Council objects to this application. The application information is lacking the wider terrace elevation which such an application ought to include - possibly as the applicant realises the negative impact that their proposal will have. In our opinion, this is a vastly over-sized extension, with poor detailing which is

		<p>making no attempt to reference the rest of the terrace, the articulation is crude to the point of being childlike, and the overall appearance will dominate the entire series. The site, which has an offset garden, will be extremely tight and the overall layout is poor as a result of the constrictions imposed on the site by the boundaries.</p> <p>In the scheme, rear access is compromised by the extension which almost doubles the width of the property. The effect on the elevations (a comparison between the existing and the proposed) is alarming.</p> <p>We would also like to point out the Countryside Protection provisions of the Lenham Neighbourhood Plan recently approved at referendum and now accepted and endorsed by the SPI.</p> <p>Countryside Protection: Policy CP1 The Lenham Local Policies Map defines the settlement boundary for Lenham village which is extended to include the Strategic Housing Delivery Sites. All proposals for new development in the countryside beyond the settlement boundary for Lenham will be assessed in terms of:</p> <ol style="list-style-type: none"> 1) the potential visual impact of the development; 2) the effects upon the landscape character and heritage assets of the site and its surroundings; 3) the potential impact upon the biodiversity of the area; 4) the capacity of infrastructure and services available to support the proposed development; 5) the relationship of the proposed development to the setting and character of the rural hamlets and settlements within the countryside beyond Lenham village. <p>Development proposals should seek to protect the rural environment of the Parish, such that there are no adverse impacts upon the character of the countryside. Proposals which fail to demonstrate that any such impacts can be mitigated will not be supported."</p> <p>1. Potential Visual Impact As stated above this is intended to hugely increase the size of the existing</p>
--	--	--

		<p>building and in our opinion is not in keeping with neighbouring properties. The intended extensions are hugely oversized for the size of the plot.</p> <p>2. Effects on Landscape Character of the Site and its Surroundings The fundamental character of this part of Lenham is that of isolated detached dwellings in a known unsustainable area. This development is excessive and a step towards urbanization.</p> <p>3. Impact on Biodiversity We can see no issue here.</p> <p>4.0 Infrastructure and Services The development proposed is located in a car-based hamlet within a rural area. There are no local services within easy walking distance of this site which is connected by entirely unsuitable, narrow and dangerous rural lanes. To walk to the nearest facilities, would necessitate use of these narrow dangerous country lanes which do not have footways.</p> <p>5.0 Impact on Settlement Pattern Lenham Parish Council is concerned lest this planning application should become a precedent for other equally unsuitable dwellings scattered across the rural hamlets of the Parish.</p> <p>Lenham Parish Council notes that Maidstone Borough Council has been consistent in refusing applications for housing in isolated locations, such as at Lenham Sandpits for example. The Parish Council would support the Borough Council in the consistent application of the rural protections policies which are contained in the NPPF, the Borough Local Plan and Lenham Neighbourhood Plan.</p>
21/503010/LDCEX	Dickley Wood Ashford Road Harrietsham Maidstone Kent	No Comment

21/503207/SUB	Chapel Farm Lenham Heath Road Lenham Heath ME17 2BJ	No Comment
21/503230/SUB	Westwood Ham Lane Lenham Kent ME17 2LP	No Comment
21/502901/FULL	24 Ham Lane Lenham Maidstone Kent ME17 2LL	No Comment.