

LENHAM PARISH COUNCIL

REPORT OF THE PLANNING COMMITTEE MEETING AT 7.00pm pm ON WEDNESDAY 5th AUGUST 2019 IN THE COMMUNITY CENTRE.

PRESENT Cllr. A Walmsley, Chairman presiding.
Cllrs. M Ballard, J Britt, R Greenwood and A Ratcliffe.
Cllr. N Osborne and P McCreery were also in attendance. Margo McFarlane (Clerk & RFO)

Before the planning meeting began P McCreery from PMC Planning (NHP Consultant) gave an up to date progress report of the Neighbourhood Plan which is being prepared for draft Regulation 16. A list of actions were agreed in order for the final documentation to be clarified, collated, printed and made ready for submission to Maidstone Borough Council, following which a public consultation exercise will be organised. The issues discussed, included the funding for the future cost of the maintenance of open spaces provided on each development site. Countryside are applying for planning permission for partial development on land west of Ham Lane; there are changes to the application which may impinge on the planned road from Old Ham Lane to Ashford Road. The opportunity to provide a community use building on the Countryside site will be researched. Variations to the Local Green Spaces report requires further consultation with landowners. The increased area of the Local Value Landscape will be justified to MBC by work being produced by D Parfitt. The open land at Royton Avenue will not be included in the plan. A Lenham wide masterplan will be produced subject to quotes for the graphic works being sought. The Consultation Statement, including the appendices, once approved by LPC, will be desk top published. All documents will be subject to editorial correction and referred back to councillors for consideration. Lotus Print will be contacted to produce the printed documents, the LPC website will host the electronic documentation. The next NHP meeting will be on August 13th.

1. APOLOGIES FOR ABSENCE

Cllrs. M Cockett and C Huggens.

2. DISCLOSURES AND CONFIDENTIAL ITEMS ON THE AGENDA

There were no disclosures or confidential items on the agenda.

3. APPLICATIONS RECEIVED & PLANNING MATTERS

Cllr. A Walmsley discussed the disputed measurement of the entrance drive to the Ham Lane allotment site. Cllr. A Ratcliffe outlined the detail of the mapping undertaken on behalf of the council, it was decided Cllrs. A Walmsley and A Ratcliffe will contact the neighbouring (east side) property owner to discuss the issue.

Cllr. A Walmsley is awaiting a response from Baxall Construction following the site meeting to discuss the removal of the mound of earth at the allotment site.

19/503697/FULL
25th July Temporary planning consent (for a period of 3 years) for the siting of a static mobile home on the site for security purposes at Sunny Hill Equestrian stables (Resubmission of 18/504589/FULL)
Sunny Hill View Equestrian Stables Sandway Road Sandway ME17 2LU
We object for two reasons, the business plan as described in the application is not sound and the maintenance of the Right of Way KH414B is not being adhered to.
(A full report is available on the MBC planning portal)

19/503595/FULL
25th July Conversion of barn to holiday let accommodation
Lea farm Faversham Road Lenham ME17 2EX
We object as the design is the wrong character for AONB and has too large an expanse of glass on the eastward ground floor; the previous application retains the existing openings. The dormers are completely out of place in the AONB.

- 19/503516/LBC
17th July
Listed Building Consent for the replacement of 6no. single glazed front windows like-for-like and repairs to the front door.
Bowley Cottage Liverton Hill Sandway ME17 2NL
We would like to see the application approved.
- 19/503836/FULL
1st August
Demolition of existing side extension and rear conservatory.
Erection of two storey side and rear extension.
58 Maidstone Road Lenham ME17 2QJ
We have no comments.
- 19/503662/TPOA
1st August
TPO application to: Crown lift two Plane trees, one Lime, one Laburnum and one Sycamore, all to a height of 5m above ground.
Trees at Grovelands Lenham ME17 2QR
We have no comments.

4. NEIGHBOURHOOD PLAN REPORT

Cllr. R Greenwood has a quote from Sibley Pares to carry out the tender process for companies to prepare the plans for up to fifty dwellings on William Pitt Field. The council will provide the written brief for the outline application. The quote is for 10-12 hours work at £150 per hour. Cllrs. agreed to recommend Sibley Pares quote to full council on 7th August.

5. MBC COMMUNITY LEVY REGULATIONS 123 LIST REVIEW CONSULTATION

Cllr. M Cockett submitted correspondence which recommends all Cllrs. register their agreement with the proposals relating to the review of the CIL list, which is essential to ensure that funding is available for the expansion of the Lenham Primary School, to meet the needs of the population growth forecast in both the MBC Local Plan and the Lenham Neighbourhood Plan. Cllrs. agreed to advertise the details on the council web site and locally on notice boards and social media sites. Responses can be submitted on the MBC website using the following link http://consult.maidstone.gov.uk/portal/cil_reg_123_review
Start date 26/07/19 00:01 End date 06/09/19 17.00

6. CORRESPONDENCE RECEIVED (For information purposes)

An open letter to the Parish Council concerning the proposed sale of the William Pitt Field outlined concerns about the lack of information available and requested details relating to the possible funds which could be raised if the field is sold. Explanation of the expected expenditure to provide the new sports facilities on Site no. 1 in the Neighbourhood Plan and details of the draft heads of terms for leasing the land were also requested.

Cllrs. confirmed proposals were available at the public consultation on October 6th 2018 when 600 parishioners attended the event; the proposals will be updated for Regulation 16 which will also be open to full public scrutiny and consultation.

Cllr. M Ballard had sight of the land registry details of the William Pitt Field and confirmed technicalities of the transfer of sporting facilities would be legally bound by Sports England criteria.

The meeting closed at 9.20pm.

