

LENHAM PARISH COUNCIL
REPORT OF THE PLANNING COMMITTEE MEETING AT 7.30pm WEDNESDAY 18TH MARCH 2020 IN THE COMMUNITY CENTRE.

PRESENT Cllr. A Walmsley, Chairman presiding.
Cllrs. J Britt, R Greenwood & A Ratcliffe.
Cllrs. K Hammond, N Osborne & NHP Consultant P McCreery were also present.
M McFarlane (Clerk)

1. **APOLOGIES FOR ABSENCE** Cllrs. M Ballard & M Cockett.
2. **DISCLOSURES AND CONFIDENTIAL ITEMS ON THE AGENDA** No disclosures or confidential items on the agenda.
3. **PLANNING APPLICATIONS RECEIVED**

20/500033/TPOA TPO application to reduce line of horse chestnut trees along boundary to height of
3rd March 10m; reduce the boundary Yew hedge to a height of 12ft and maintain yearly.
Grove House Old Ashford Road Lenham ME17 2PX
We have no objections.

20/500958/FULL Erection of a single storey rear extension, partial re-roof to front and side.
4th March 27 Robins Avenue Lenham ME17 2HW
We have no comments.

20/500826/FULL Erection of 1no. three bedroom detached chalet bungalow with associated
5th March driveway and parking.
7 Royton Avenue Lenham ME17 2PS
We wish to object; the substation is not shown on all the plans and we are not satisfied that the property will have enough amenity from the rear elevation of the dwelling. This development has been refused on previous occasions and we see no planning reason for our previous reasons of objection not to be considered.

20/500875/FULL Creation of an outdoor riding arena ancillary to commercial equestrian use of the
5th March site.
Sunny Hill View Equestrian Stables Sandway Road Sandway ME17 2LU
Lenham Parish Council once again finds itself objecting to the extension of this development to which it, and many local residents, originally objected. Given the comments we made to application 19/505246 concerning the projected number of horses to be kept on this site and the fact that this number already exceeded the British Horse Society guidelines on available grazing, to further reduce that already insufficient area with the installation of an exercise area/ménage is, in our view, not sustainable. We also note that the plan does not show the Public Right of Way KH414B over which we originally expressed maintenance concerns and those concerns over maintenance of the footpath remain.

4. **PLANNING MATTERS**
Cllrs. A Walmsley and R Greenwood recommended including Paul McCreery (NHP Consultant) on the LPC planning minutes list.
A notification of appeal has been lodged with the Planning Inspectorate for the erection of detached dwelling and detached double garage with store at The Gables Warren Street Lenham.
Our original objections remain unchanged as submitted to the Planning Inspectorate.

5. **NEIGHBOURHOOD PLAN REPORT**

A letter has been submitted to MBC planning concerning 19/505281/FULL Land west of the Old Goods Yard Headcorn Road Lenham confirming we have no objections to the application.

P McCreery will draft a letter of support for the sports provision scheme at site one. (land off Old Ashford Road) The realignment of the footpath will be finalised later.

P McCreery recommends the Parish Council take clear and concise legal advice concerning the land available for improved sports facilities at site one.

Cllr. R Greenwood reported dissatisfaction with the progress being made in relation to the sale of the strip of land at William Pitt Field, if the lack of agreement being finalised continues, we may have to consider alternative advice from Tom French at BTF.

Letters of support for Regulation 16 are expected from the landowners of site three and four (land south west of the railway).

Site five (land north of Old Ham Lane) representatives of Countryside, Jones Homes & J Twaites will clarify the availability of the strip of land for access to the A20 by the end of March, further details to follow.

P McCreery will draft a letter on behalf of the Parish Council confirming the release of the William Pitt Field for development (site six).

P McCreery will speak with Wealden Homes (site seven) about a letter of support for the NHP Reg.16 and the open spaces provision of the site.

Revisions, reviews or comments concerning the above sites must be made before 27th March.

P McCreery will provide details of the delivery of all sites and submit to Maidstone Borough Council in readiness for the next stage which is the Regulation 16 examination.

The Parish Council will work alongside the SOHL group concerning the Lenham Heath Garden Village development proposed by Maidstone Borough Council.

P McCreery will draft the key relevant points of objection to the Lenham Heath development.

Discussions are taking place with owners & occupiers of the Rose Lane Industrial Estate at Lenham Heath. The importance of safeguarding the site as a long term employment hub will be included in the SOHL campaign.

The importance of social media coverage for the Neighbourhood Plan was discussed and it was agreed to consider working with a professional public relations company.

6. **CORRESPONDENCE RECEIVED (For information)**

No correspondence to report.

The meeting closed at 9.05pm

