



Report of the Planning and Implementation (P&I) Committee

Monday 21st June 2021

Meeting by Zoom at 7.30pm.

PRESENT Cllr. A Walmsley, Chairman presiding.
Cllrs. J Britt, M Cockett, K Hammond, S Heeley, N Osborne & A Ratcliffe.
P Culver, V Woollven & R Young
P McCreery (Planning Consultant), L Westcott (Clerk)

1. Apologies for Absence:

R Greenwood & Cllr. M Lowe (post meeting)

2. Declarations of Interest:

V Woollven declared a conflict of interest arising from the land to the rear of Tithe Barn, N Osborne and P Culver declared a conflict of interest to land to the east of Old School Close, J Britt declared a conflict of interest in relation to the Inkstand Cattery site, 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. Neighbourhood Plan Review

- i. P McCreery reported that a new version of the neighbourhood plan should be published following approval at MBCs council meeting on 14th July. For the front cover it was discussed using the mural on the wall in the Fish bar.

ACTION P McCreery to start updating Neighbourhood Plan.

ACTION Cllr. J Britt to contact artist of mural.

4. Update on Workplan (circulated with minutes)

- a. Heathlands – this is an item on the agenda for the next MBC P&R meeting. Cllr. J Britt has requested three minutes to talk. MBC cannot agree to Heathlands without viability reports. A PR company appears to be on board.
ACTION Cllr. J Britt to send everyone his draft speech.
Hydrology study to go ahead once new red line for development is known.
- b. Tanyard Farm North (Abbey Homes) – development appears to have slowed down, Cllr. A Ratcliffe will try to contact site manager. V Woollven reported that the Heras fencing in the field opposite the development site is for drainage.
- c. Land Adjacent to Loder Close – email from Cllr. J Britt circulated prior to meeting. The solicitor is escalating the complaint to Stage 2 with MBC. Letter has been sent to MBC leader as well as the chair and vice-chair of the planning committee. Solicitor has advised that LPC won't necessarily win any legal challenges as MBC will backtrack.
ACTION L Westcott to circulate letters.
Cllr. A Walmsley reported that work has started on site. A construction plan was promised at the site meeting in May, this has not been seen.
ACTION Cllr. J Britt to contact Optiva to request a copy of the plan.

- d. MHS Homes – P McCreery to write up the planning status of sites 2 and 3. Next meeting is planned for 1st July via Teams. There have been complaints about mess from construction vehicles on the roads through the village. This is thought to be Southern Water as Thakehams use wheel washes.
ACTION Cllr. A Walmsley to contact Southern Water.
- e. Sports and Recreation Ground – Cllr. A Walmsley has completed the application form to change the footpath route.
ACTION L Westcott to ask landowner to sign form and send it on.
- f. William Pitt Field strip of land – no update

5. Updates on other Development

- a. Blue Farm – P McCreery reported that a similar application from another area was refused.
- b. Rose Cottage – Cllr. A Walmsley reported that this appeared to be over development of the site and not in line with Policy CP1 of the LNP.
- c. Westwood, Ham Lane – Bus stops completed, Cllr. A Walmsley to check they are in the same place.
- d. Highfields – email circulated that all development should stop. Cllr. A Walmsley will discuss this further with Martin Porter. V Woollven has liaised with Natural England to ensure their comments are submitted.

6. Highways Improvement Plan

A meeting to discuss parking is to take place on 31st July at the Community Centre.

The draft document for the appraisal of the Lenham Village conservation area is available.

ACTION L Westcott to send this on to committee members, not for circulation outside of this group.

7. Matters Arising from Planning Decisions

None reported.

8. Date of next meetings

Date of next meeting confirmed for 26th July 2021.

Meeting closed at 21:30.