



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

Monday 25th October 2021 at 7:30pm

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

Public Participation

No members of the public in attendance.

1. Apologies for Absence:

Apologies received and accepted from Cllrs. P Culver, S Heeley, M Lowe and A Ratcliffe, as well as R Young.

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.

V Woollven and R Greenwood declared an interest in item 4b on the agenda as they live close to the application site.

3. Minutes from P&I Committee Meeting 20th September 2021

All actions from the minutes are covered in the agenda items.

4. Planning Applications to be considered

- a. 21/505360/FULL - The Cow Shed, West Street, Lenham, Kent, ME17 2EP

Change of use of cow shed to 1no. holiday accommodation.

Cllr. A Walmsley reported that LPC objected to a previous application for this site for a residential dwelling, the only change in this application is that holiday accommodation is now proposed. A number of neighbours have objected to the application.

All agreed to repeat previous objection.

- b. 21/505396/FULL - Tithe Cottage, Tithe Yard, Church Square, Lenham, Maidstone, Kent, ME17 2PJ

Proposed single storey extension

All agreed to object to the application as the design details are not in keeping with the rest of the property. Particular care will be required as the property is in the conservation area and next to Grade 1 & Grade 2 listed properties.

- c. 21/505336/LBC - Lenham Dental Surgery, 4 High Street, Lenham, Maidstone, Kent, ME17 2QD

Listed Building Consent for demolition of existing single storey link structure and erection of single storey rear extension, including internal and external repairs and alterations, and creation of a covered clinical waste store to rear.

There were discussions about clinical waste and that there should be a dedicated storage and direct disposal route out of the building, this was not clear on the drawings. In response to the proposal - all agreed that there were no comments.

- d. 21/505334/FULL - Lenham Dental Surgery, 4 High Street, Lenham, Maidstone, Kent
Demolition of existing single storey link structure and erection of single storey rear extension, including internal and external repairs and alterations, and creation of a covered clinical waste store to rear.
All agreed to submit "no comments".

5. Update on Workplan

- a. Land rear of Loder Close – Cllr. J Britt reported that we are waiting for a response to the complaint made to the Local Government Ombudsmen, this is likely to be within 12 weeks.
Cllr. A Walmsley reported that the site manager requires access to the William Pitt Field to complete hedge cutting, they will notify LPC of when this will take place.
- b. Heathlands (And response to MBC Reg 19 consultation) –
- i. It was agreed that a letter should be prepared and co signed by nearby Parish Councils and each parish council should be encouraged to send their own individual response to Reg 19 consultation.
 - ii. SOHL have prepared a crib sheet for the public to use to put together a response, they will offer to help residents prepare their responses at the protest event on Sunday 31st October.
ACTION All to let K Hammond know if they can help on the day.
 - iii. R Greenwood reported that he intends to respond to the consultation as the former chairman of LPC, P McCreery stated that it would be useful to send another letter to the inspector at the relevant time.
 - iv. Cllr. J Britt reported on the ongoing discussions taking place with specialist advisors.
 - v. Cllr. K Hammond reported that at the MBC P&R meeting last Wednesday it was stated that a meeting will be organised with MBC ward councillors and the parish council regarding the Heathlands proposals.
- c. Sports and Recreation Facilities
- i. P McCreery reported that the land agent has agreed to set up a meeting with LPC and the applicant.
 - ii. L Westcott asked who wanted to be involved in the discussions regarding management of the new site. **ACTION** L Westcott to set up a working group meeting with R Greenwood and Cllrs. A Walmsley, N Osborne, A Ratcliffe and M Lowe.
- d. MHS Homes – Cllr. N Osborne reported that he had visited the site and was very impressed with the construction and space between each house. The site manager stressed that LPC needs to make it clear about the opposition to 100% affordable homes for the next phases of development.
Cllr. J Britt reported that the streetlights are still not working near the new footpath.
- e. Countryside – Cllr. J Britt reported that no progress has been made with the lease for the sale of the strip of land at the WPF. **ACTION** J Britt to set up a meeting with Thorneloe.

6. Neighbourhood Plan Review

Cllr. J Britt reported that we have sent a request to MBC to review the Lenham Neighbourhood Plan. MBC has requested a discussion with LPC to progress this further, this has been set up for 23rd November.
ACTION L Westcott to request formal response from MBC.

7. Preparing for MBC LP Review

Covered under Item 5b.

8. Updates on other Development

- a. Proposed nursery building at Ham Lane Allotments – Cllr. A Walmsley reported that a meeting was held with an allotment holder to discuss a few concerns. Cllr. A Ratcliffe is also preparing a response to the Chairman.
There has also been a report of rats at the allotments. **ACTION** Cllr. A Walmsley to carry out an inspection.
- b. Little Pivington Farm – Cllr. A Walmsley reported that he had become involved in a dispute between two neighbours. There is permitted development approval to replace two sheds with two dwellings, the works came to light when electrical works on the road were taking place and the neighbours were concerned about the development.
- c. White Horse, Sandway – Cllr. N Osborne reported that he, Cllrs. J Britt and A Walmsley attended a meeting with the new owner of the White Horse (The Elite Pub Group). Planning permission will not be required, approval was gained in 2004 and reviewed in 2009 and the footings were constructed shortly after. Works are starting on site early November

9. Highways Improvement Plan

- a. Discussions were held about the roads around the former White Horse with the development of the site in mind. White lines on the surrounding roads could be included in the Highways Improvement Plan. The 30mph scheme for Lenham Heath could incorporate the former White Horse.
- b. Cllr. A Walmsley reported that the A20 trial drones were used to assess the condition of the road surface.
- c. Cllr. A Walmsley reported that he is waiting for a price for the 20mph survey from KCC.

10. Matters Arising from Planning Decisions

None reported.

11. Date of next meetings

Date of next meeting confirmed for 22nd November 2021

Meeting closed at 22:10.