

PRESENT: Cllr. R Greenwood, Chairman presiding.
Cllrs. M Ballard, M Cockett, C Huggens, & A Ratcliffe. Cllrs. J Britt & N Osborne were also present.

6 Members of the public. M McFarlane (Clerk & RFO)

PUBLIC PARTICIPATION

Residents from Westwood Close voiced opinions relating to application 18/506657/FULL (see below) The development has previously been refused twice, as it was considered not in keeping with the countryside and

contrary to SP5 and SP8 of the local plan. Concerns relating to lack of security during construction for Westwood Close residents, and insignificant green space between Westwood and the new proposed site were also issues.

The siting of a cycle/footpath along the boundary to the rear of properties in Westwood Close also raised concerns of loss of privacy and lack of light.

It was considered the application was premature, as the building schedule for the NHP is from 2021. Westwood Close residents will be objecting to the application and requested LPC support their objection.

Representatives from Wealden Homes confirmed that the application, if approved, would have a condition that the occupation of dwellings would not be before 1st April 2021. Cllrs. agreed the application falls in line with the emerging NHP to date.

Cllrs. asked for clarification concerning pre-commencement conditions before development, and raised issues relating to on-site parking provision for contractors, wheel washing facilities, transport statement, site management and operating procedures. Drainage, design quality, works schedule, boundary hedging and fencing and CIL percentage were discussed.

The Chairman opened the meeting at 8.30pm

1. APOLOGIES FOR ABSENCE Cllr. A Walmsley.
2. DISCLOSURES AND CONFIDENTIAL ITEMS ON THE AGENDA No disclosures or confidential items.
3. PLANNING APPLICATIONS RECEIVED

18/506657/FULL 3 rd January	Residential development of 54no. two, three and four bedroom traditional two storey houses and apartments, inclusive of 40% affordable housing including provision of foul pumping station, open space with pond, and landscaping with vehicular/pedestrian access via Loder Close off Ham Lane, Lenham. Land west of Loder Close and Westwood Close Ham Lane Lenham Conditions relating to on site contractor parking, open space calculation, CIL monies percentage, improvements to the quality of detailing relating to the elevations of buildings and improved street sections should be included. We have no objections subject to the above conditions.
18/506358/FULL 28 th December	Erection of single storey outbuilding for the secure storage of equipment and small tractor for the maintenance of the site. 1 Burgess Fields Lenham Heath MR17 2DZ We have no comments.
18/506060/LBC 4 th January	Listed Building Consent for proposed replacement of 9no. sash windows with identical single glazed windows. 16 The Square Lenham ME17 2PQ

We object and request a minimum of 1 to 5 working details for the construction of the new windows as the dwelling is both Listed and in a Conservation Area.

Lenham Parish Council Planning Committee Meeting 16th January 2019 continued:

11th January Consultation on the Minerals Site Plan (Regulation 19 Pre-Submission Consultation)
Consultation on the Early Partial Review of the Kent Minerals and Waste Local Plan 2013-30 (Regulation 19 Pre-Submission Consultation)
The County Council is now seeking views on the soundness and legal compliance of the Draft Minerals Sites Plan & the Early Partial Review of the Kent Minerals and Waste Local Plan 2013-30.

We wish to reiterate our original concerns and highlight the considerable increased heavy goods vehicle movements accessing the A20. We recommend further investigating the possibility of using a railway siding close to the extraction site, as an alternative way of transporting the sand. The full response including the hydraulic integrity of the Great Stour and the functioning of the Lenham WWTW and other sewage infrastructure will be sent via the consultation portal.

18/506681/FULL Erection of two storey rear extension and internal alterations.
14th January 22 Hatch Road Lenham ME17 2HL
We have no comments.

17/506606/FULL Notification of Appeal Lodged with the Planning Inspectorate
20th December Erection of an agricultural barn (Plot 1) Linked appeal with references 3201156, 3201171, 3201173, 3201176, 3201179, & 3201181.
Gipps Oast Pilgrims Way Lenham
We wish to reiterate our original objections.

4. NEIGHBOURHOOD PLAN REPORT

Cllr. Ratcliffe presented two quotes for a Topographic Survey of the whole Ham Lane Allotment site.

It was agreed Cllr. Ratcliffe will progress the report with J C White at a cost of £995.

Cllr. Ratcliffe and the nursery team are working on the proposed design of the nursery school building.

The NHP team are progressing with the Viability Study, for the 1000 proposed houses, the cost of the study will be divided between the seven identified development sites.

The time table for the progression to Regulation 16 is being organised with the NHP consultant.

5. CORRESPONDENCE RECEIVED

Cllrs. Greenwood and Osborne will attend the member briefing meeting at MBC on 22nd January. The first time MBC have invited the parish to be involved with pre-planning discussions.

Cllr. Ballard confirmed no response has been received from the Paddocks development with reference to the traffic reduction order on the A20.

The meeting closed at 9.30pm.

