

LENHAM PARISH COUNCIL
REPORT OF THE PLANNING COMMITTEE MEETING AT 7.30pm MONDAY 1st JULY 2019 IN THE COMMUNITY CENTRE.

PRESENT

Cllr. A Walmsley, Chairman presiding.
Cllrs. M Ballard, J Britt, R Greenwood, N Osborne & A Ratcliffe.
P McCreery (PMC Planning - NHP Consultant)
M McFarlane (Clerk & RFO)

1. **APOLOGIES FOR ABSENCE**

Cllrs. M Cockett, C Huggens, M Lowe, P Scrivens.
M MacKenzie, J Hatcher. (NHP Group)

2. **DISCLOSURES AND CONFIDENTIAL ITEMS ON THE AGENDA**

No disclosures or confidential items on the agenda.

3. **PLANNING APPLICATIONS RECEIVED**

19/503060/TCA Conservation Area Notification.
Leylandii Cypress to be reduced to approx. 6-8ft. Sycamore overhanging from neighbours property, raise the crown to 7m.
46-54 High Street Lenham ME17 2QB
We have no objections.

19/503117/TCA Conservation Area Notification.
To fell 2 x Ornamental Cherry Trees.
Douglas Court Faversham Road Lenham ME17 2PL
We have no objections.
Cllr. M Ballard will ask the Douglas & Honeywood Trustees if they have a tree management plan and if there is a replacement planting scheme?

Cllr. M Ballard will represent LPC at the MBC planning committee meeting on 25th July with regard to 19/502182/FULL. Variation of condition 2 to allow gradual occupation of the Paddock development, prior to the completion of the traffic island on Ashford Road. **We object to the application as previously stated.**

4. **NEIGHBOURHOOD PLAN REPORT**

P McCreery suggested discussing three main points related to recent communications for consideration by Lenham Parish Council.

- 4.1) LPC to confirm the position of the council in relation to the pre-application meeting 4th July with MBC and Dean Lewis Estates (DLE). The development east of the village will provide land for the new William Pitt field sports facilities, which must meet the criteria of Sports England exception E, to include alternative types of sports as well as football pitches. The NHP will be updated to reflect this requirement. A written agreement will be sought with DLE for a schedule of the works to provide the sports facilities in tandem with the possible plans for development of William Pitt field; football facilities will continue to be played at WPF until such time the new facilities are complete.
- 4.2) To consider option 1 of the proposal letter from Countryside, whereby, a conditional contract would be drawn up defining Old Ham Lane boundary treatment and a new access arrangement to William Pitt field. LPC to consider facilitating the possible delivery of up to 50 dwellings on William Pitt field with a chosen development partner.

4. **NEIGHBOURHOOD PLAN REPORT CONTINTUED:**

- 4.3) P McCreery will prepare the documentation required to evidence the proposed designation of the Lenham Local Landscape Area (LLLA) and the definition of the extent of the Landscapes of Local Value (LLV), LPC will need to consider the revised suggested area. The evidence, backed by the report from D Parfitt, will be submitted to MBC, along with all other requested documents to meet the revised end of August deadline.

P McCreery confirmed discussions with MBC will continue in order to secure education provision via S106 payments from the Countryside development, for a new 1 form entry class at Lenham primary school.

The NHP group will continue to discuss increased demand on medical services and the possible expansion of the Len Valley Surgery facilities which covers Lenham and Harrietsham. The possibility of providing Key Worker housing within the NHP will be investigated further.

An application for grant funding from Locality in order to support technical assistance with the master planning has been submitted.

Cllr. A Ratcliffe will undertake a project to bring together all the individual plans for each development to provide one drawing with one set of graphics, which would produce a coordinated approach and be useful for public consultation events.

The next NHP meetings are:

Thursday 4th July, MBC pre-application meeting, 9am at Maidstone House to discuss development on land at East Lenham Farm with Tim Dean Estates.

Tuesday 9th July, Infrastructure Delivery Group (IDG) meeting , 1pm at DHA offices.

Tuesday 9th July, Neighbourhood Plan Group meeting 7.45pm at the Community Centre.

5. **CORRESPONDENCE RECEIVED**

Notification of Appeal Lodged with the Planning Inspectorate ref:18/505959/FULL
Construction of new 2 bed bungalow Daveila 3 Headcorn Road Platts Heath.

No modification to previous representation of objection.

MBC review of the Local Plan, scoping themes and issues document, 6pm at Great Danes Hotel Hollingbourne. Cllrs. J Britt and N Osborne will attend on behalf of LPC.

The meeting closed at 9.50pm

