

# Planning decisions May 2022

22/500964/FULL	2 Burgess Fields Lenham Heath Maidstone Kent ME17 2DZ	The Parish Council has no objections to this application – however we would draw the attention of the planning Officer to application 18/504689/FULL for a lesser scheme at No 1 which was turned down by MBC.
22/501002/OUT	Land At Firswood Lodge And Jays View Ashford Road Harrietsham Kent ME17 1BL	<p><i>Lenham Parish Council wishes to object to the above planning application for the following reasons:</i></p> <ol style="list-style-type: none"> <li><i>1. The site lies in attractive undeveloped countryside between the two villages of Lenham and Harrietsham . The intrinsic value of the countryside is protected by policies contained within the national planning policy framework and the development plan. The proposed development is clearly contrary to these national and local policies. The proposed development would constitute unrestricted sporadic urban sprawl along the A20 arterial Road to the severe detriment of both the countryside and the landscape setting of the above two villages.</i></li> <li><i>2. Adequate provision for housing is made within the existing development plan and in the emerging review of the Maidstone Borough local plan. There is no need to provide additional housing in order to meet essential local housing requirements.</i></li> <li><i>3. Refusal of the current planning application would be consistent with the Borough council's recent refusal of the planning application to redevelop the site of Victoria's nightclub on the north side of the Ashford Road closer to Lenham village.</i></li> <li><i>4. The A20 between Charing and Hollingbourne is clearly operating at its operational capacity with severe delays experienced at the Leeds Castle roundabouts during the peak hour both morning and evening. The Parish Council would request that a cumulative transportation assessment of the impact of the following developments should be prepared before any further development is considered which would access onto the A20 in this area:</i></li> </ol>

		<p><i>a. The development of the 1000 dwellings released through the Lenham neighbourhood plan which was made on 14th of July 2021 and forms part of the development plan for the borough;</i></p> <p><i>b. The remaining allocations released through the existing Maidstone Borough local plan, 2017;</i></p> <p><i>c. The large industrial estate currently being constructed at junction eight of the M20;</i></p> <p><i>d. The traffic being generated post-BREXIT, and at other times when Operation BROCK is activated. At such times the A20 becomes the defacto route for all non-Dover bound traffic between junctions 8 and 9 of the M20 and this additional pressure on what is effectively a single track route through, often bisecting, rural villages has to be re-evaluated in terms of additional pressure from not just house building but wider factors such as ongoing disruption at Dover;</i></p> <p><i>e. The massive sandpit which is to be excavated, provided with access onto the A20 to the east of Lenham village;</i></p> <p><i>f. Any further developments within the Leeds Langley corridor which may result from the current review of the Maidstone Borough local plan.”</i></p>
22/501573/TCA	St. Mary's Church Church Square Lenham Kent ME17 2PJ	No Comment
22/501578/FULL	3 Hatch Road Lenham Maidstone Kent ME17 2HL	No comment
22/501550/SUB	4 High Street Lenham Maidstone Kent ME17 2QD	No comment
22/501531/TPOA	20 The Paddocks Lenham Kent ME17 2FD	Lenham Parish Council understands when this development was first planned great care was taken to preserve as many of the existing trees as possible within the site. The parish council therefore would recommend that the Borough council continues to exercise great care in considering this application and only allows the removal of trees and branches where it is overwhelmingly clear that such removal is essential for the long time health of the trees and the safety of the development.
22/501487/SUB	Ann's Field Lenham Forstal Road Lenham Heath Kent ME17 2JG	No Comment
22/501308/FULL	Downtown Victorias Leisure Ashford Road	The Parish council does not object in principle to the intended change of use. However we would

	Harrietsham Maidstone Kent	propose the following planning conditions regarding parking. <b><i>“The Car sales office should be provided with sufficient parking to allow all showroom and customers vehicles to be parked on site. With no more than 15 vehicles shown on display for sale at any one time</i></b> <b><i>The planning condition should also specifically state that no roadside parking either on the A20 or the adjacent streets should be permitted.”</i></b> Reason: To protect the rural and residential amenity on this highly sensitive rural site.
22/501579/FULL	Blue House Farm Warren Street Lenham Maidstone Kent	No Comment
22/501580/LBC	Blue House Farm Warren Street Lenham Maidstone Kent	The Parish Council has no objection in principle to this application. We assume that the details of materials etc. will be approved by the Conservation Officer.
22/501384/FULL	West Star Farm Waterditch Lane Lenham Kent ME17 2DY	No Comment
22/501813/FULL	Simms International Unit 9 Northdown Business Park Ashford Road Lenham Kent	The Parish Council welcomes this application, we would only ask for a condition that the area bordering the Old Ashford Road is sympathetically landscaped to screen the site.
22/501862/FULL	Gladwish House Boughton Road Sandway Maidstone Kent	We object to this application on the basis that a change of use from residential to business has not been requested in relation to the proposed workshop. We are aware of the KCC Highways position but the drawings (sketches) do not give any detail of the new entrance in terms of sight lines. The Boughton Road at this point is a narrow Lane just capable of allowing two cars to pass with care. Please also note that with the pending opening of the Wishful Thinker Pub and Hotel just to the South that this Lane is likely to become busier. Given more detail about this application we could reconsider our position
22/502143/FULL	Chapel Mill Farm East Lenham Road Lenham Maidstone Kent ME17 2BJ	No Comment
22/501477/FULL	New Shelve Farm Ashford Road Lenham Kent ME17 2DS	No Comment

22/501032/SUB	Land North Of Old Ashford Road Lenham Kent	This approval is welcomed by LPC and is in line with their long standing queries about the use of SUDS on this site.
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