



Report of the Planning and Implementation (P&I) Committee Monday 23rd August 2021 at 7:30pm

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

1. Apologies for Absence:

P Culver, V Woollven and 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.

3. Minutes from P&I Committee Meeting 26th July 2021

Actions covered in agenda items.

Cllr. J Britt and P McCreery to review final version of scopes to send to chartered surveyors.

4. Neighbourhood Plan Review

- i. Updated LNP post referendum - Permission has been sought to use a mural for the front cover with acknowledgement of the artist. MBC have agreed the wording to be included.

ACTION L Westcott to send to MBC.

ACTION L Westcott to get quotes from Lotus to print 50, 100 and 250 copies.

Once available, the updated version of the LNP should be included on the LPC website along with appropriate wording regarding the referendum result.

- ii. MBC Local Plan (LP) – An information day will be held in the Community Centre on 16th October 2021 from 11am until 4pm. MBC have requested use of parish offices as inspection points.

ACTION L Westcott to contact MBC to gain further information on using 1A High Street as an Inspection Point.

- iii. A resolution will be recommended to full council to formally review the LNP to allow the process to begin. The review should begin prior to MBC's Reg 19 consultation.

ACTION P McCreery to draft a resolution.

5. Update on Workplan (circulated with minutes)

- a. Land rear of Loder Close – complaints received from residents about work beginning on site. Residents and LPC were promised a work plan with an agreed schedule of works along with a monthly newsletter. Cllr. A Ratcliffe recommended that we request all developers are part of the Considerate Construction Scheme (CCS).

Cllr. J Britt reported that the barrister advising LPC on the change of social housing, has proposed to escalate the complaint to the Local Government Ombudsmen (LGO). This will be recommended to full council.

- b. Heathlands – Report due at September MBC council meeting. Cllr. K Hammond reported that local village halls and community centres should notify LPC of any bookings by MBC who will require public consultation events for Regulation 19.
- c. Sports and Recreation Facilities – Proof of ownership required for diversion of footpath application. No land registration documents are available, maybe information via another source, such as Companies House. **ACTION** A Walmsley to ask Andrew Barr senior.
- d. East Lenham Farm – P McCreery stated that LPC should request to see the S.106 agreement. **ACTION** P McCreery to liaise with Tim Dean.
- e. Strip of land at WPF – Countryside want to pursue the contract and agree terms with LPC as sewerage from the site has been agreed with SWS to drain to the West away from the Stour catchment. **ACTION** J Britt to remind Mark Presland to view the S.106 agreement.
- f. Abbey Homes – Cllr. A Ratcliffe has made contact with the design manager for the site and will be having a discussion with him next week.
- g. MHS Homes – Traffic lights for road works have been installed on the railway bridge, this could be for construction of the footpath. **ACTION** A Walmsley to clarify with KCC or MHS.

6. Updates on other Development

- a. Engine Shed – application for 2 dwellings, Cllr. A Ratcliffe stated that the proposed internal layout is very poor. The application form states, “no known contamination” and Cllr. N Osborne reported that the site has been used historically for the storage of steam engines and coaches, this is likely to have caused contamination. **ACTION** All to provide comments to Cllr. A Walmsley.
- b. Cllr. A Ratcliffe reported that a large amount of soil has been removed from the front of a property in Platts Heath and no retaining wall has been installed. **ACTION** Cllr. A Walmsley to view and report as necessary.

7. Highways Improvement Plan

Cllr. J Britt reported that the 20mph article is due in October’s Lenham Focus along with a survey.

8. Matters Arising from Planning Decisions

None reported.

9. Date of next meetings

Date of next meeting confirmed for 20th September 2021

Meeting closed at 21:40.