

LENHAM PARISH COUNCIL
REPORT OF THE PLANNING COMMITTEE MEETING AT 7.30pm WEDNESDAY 18th SEPTEMBER 2019 IN THE COMMUNITY CENTRE.

PRESENT Cllr. A Walmsley, Chairman presiding.
Cllrs. J Britt, M Cockett, R Greenwood & A Ratcliffe.
P McCreery (PMC Planning - NHP Consultant)
M McFarlane (Clerk & RFO) 1 Member of the public.

PUBLIC PARTICIPATION

A parishioner raised concerns relating to the ongoing antisocial behaviour and vandalism at the William Pitt Field, he was also dismayed at the possible unsafe skatepark equipment which desperately needed attention. He suggested it may be advantageous to demolish the skate ramps and possibly replace with outdoor exercise equipment which could be used by all age groups; lighting the area with movement sensor lighting connected to the CCTV coverage would help deter acts of vandalism. Cllrs. agreed to discuss the concerns at the next meeting (2nd October) and recommend demolition of the equipment. The Clerk will organise three quotes for the works and speak with Amiga Security about the cost of installing lighting.

1. **APOLOGIES FOR ABSENCE**
Cllrs. M Ballard and C Huggens.
2. **DISCLOSURES AND CONFIDENTIAL ITEMS ON THE AGENDA**
No disclosures or confidential items on the agenda.
3. **PLANNING APPLICATIONS RECEIVED & PLANNING MATTERS**

19/503995/EIFUL
9th August Erection of 136 residential dwellings together with access, parking, drainage, landscaping and associated works.
Land at Old Ham Lane Lenham
The plan does not comply to the detailed transport survey as submitted by the NHP which identifies a continuous adoptable service road linking all the developments. It is crucial that this element is included from the outset and not as a “future possibility”. The Ecological information is incomplete and there are concerns relating to flood risks. We prefer to see fewer large five bedroom dwellings and smaller units dispersed throughout the scheme.
(The full response is on the MBC planning website as submitted by Cllr. A Walmsley)
We wish to object and request the application is called into planning committee.

19/503792/FULL
21st August Change of use and external alterations of part of existing light industrial to provide two dwellings with associated amenity areas and parking. Demolition of existing outbuilding.
Unit 1 Little Pivington Farm Hubbards Hill ME17 2EJ
We wish to comment on the level of detail on the application forms not matching the drawings submitted and lack of quality in the details provided.

19/504298/FULL
29th August Demolition of existing side extension. Erection of part two storey, part single storey side extension and a new porch.
12 Green Lane Platts Heath ME17 2NT
We have no comments.

PLANNING APPLICATIONS RECEIVED CONTINUED: 18th SEPTEMBER 2019

19/504186/FULL
4th September Minor material amendment of condition 2 of 19/500506/FULL
(change of use of and replacement of dilapidated building with a single storey 3
bedroom dwelling and associated access, parking and amenity curtilage) to allow
changes to the layout of the windows and doors.
Land and building adjacent to Little Pivington Farm
Hubbards Hill Lenham ME17 2EJ
We have no comments.

EE Emergency Services Network (ESN) Pre-Consultation proposed Base Station installation at ESN40166
Warren Street Reservoir Warren Street Lenham ME17 2ED

Cllrs. recommend that EE should refer to the emerging NHP for information relating to the expected 1000
extra dwellings between 2021 -2031 which will require improved telecom signals. Any enhancement to local
cellular reception both at Warren Street and the village of Lenham, would be beneficial and to receive 4G
signals would be most welcome.

Cllr. J Britt reported that 19/503697/Full application for Sunny Hill View Sandway Road Sandway has been
permitted, the caravan may be sited for three years providing the business continues on the land.

4. **NEIGHBOURHOOD PLAN REPORT**

Paul McCreery recommends Countryside adopt the NHP travel plan during the first phase of the
piecemeal development. The schedule for the NHP has a three stage strategy, engagement and
agreement with KCC, MBC acceptance of the draft Regulation 16 and working with the landowners
south of the railway to progress the Masterplan including the infrastructure requirements.
All negotiations with MBC and landowners continue.

5. **ROAD NAMING PROCEDURE AND POLICY**

Cllrs. agreed to recommend the Road Naming Policy for adoption by full council on 2nd October.
Once adopted the policy will be made public on the LPC website.

6. **CORRESPONDENCE RECEIVED**

(6.1) Planning comments from Cllr. A Ratcliffe, discussed during the meeting.

(6.2) Objection from a resident concerning the discussions of 19/503995/EIFUL before the NHP Masterplan
for land west of Ham Lane has been fully completed. The suggestion being discussions should be
postponed until after the October LPC meeting and the publication of the NHP for referendum to the
entire community. Cllrs. have a time limit on responding to applications and are not prepared to miss
the opportunity to submit the objection.

(6.3) Copy of CPRE comments on 19/503310/SUB Land north of Tanyards Farm Old Ashford Road Lenham.

The meeting closed at 9.35pm

