



## Report of the Planning and Implementation (P&I) Committee

Monday 20<sup>th</sup> December 2021 at 7:30pm

**PRESENT** Cllr. A Walmsley, Chairman presiding.  
Cllrs. J Britt, K Hammond, M Lowe, & N Osborne.  
P McCreery (Planning Consultant), L Westcott (Clerk)

### Public Participation

No members of the public in attendance.

#### 1. Apologies for Absence:

Apologies received and accepted from Cllr. M Cockett, R Greenwood, V Woollven and R Young as well as Cllr. S Heeley post meeting.

#### 2. Declarations of Interest:

V Woollven and R Greenwood 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 22<sup>nd</sup> November 2021

All actions from the minutes are covered in the agenda items.

#### 4. Planning Applications to be considered

- a. 21/506206/FULL- Downtown Victorias Leisure, Ashford Road, Harrietsham, Maidstone, Kent  
*Demolition of existing nightclub building and erection of 5 no. new four bedroom dwellings with associated parking, access and landscaping.*

Cllr. J Britt reported that this site lies within the countryside as defined by the Lenham Neighbourhood Plan (LNP) and contrary to Policy CP1 of the LNP.

**ACTION** P McCreery to draft a response to object to application in line with LNP.

- b. 21/505828/Full - Ann's Field, Lenham Forstal Road, Lenham Heath, Maidstone, Kent, ME17 2JG  
*Proposed riding arena and change of use to land from agricultural to personal equestrian use (Part retrospective).*

Cllr. A Walmsley stated that this is likely to be acceptable if kept for personal use. P McCreery stated that any lighting could be detrimental to wildlife. All agreed to accept proposal subject to requesting appropriate conditions regarding personal use and lighting.

#### 5. Update on Workplan

- a. Land West of Loder Close – No further information received regarding complaint to LGO. P McCreery stated it is worth raising the same complaint with regards to the MHS Homes site.

**ACTION** Cllr. J Britt to contact solicitors to ask for likely timescales.

- b. Heathlands – Cllr. A Walmsley thanked P McCreery for all his hard work on the response to the MBC Local Plan. The Policy written by P McCreery was adopted by LPC at December council meeting.

**ACTION** Cllr. J Britt to send Bidbury report for circulation.

**ACTION** P McCreery to draft a strategy based on current house building rates – LPC need to decide what rate is appropriate in respect of the post LNP situation.

- c. East Lenham Farm – Meeting held with land agent on 1<sup>st</sup> December. Natural England (NE) have stated that the proposed wetland associated with the development is too small. Applicant is awaiting MBC’s decision and whether planning will be approved without NE agreement.
- d. New sports and recreation ground – Meeting held on 2<sup>nd</sup> December between Cllrs.

**ACTION** L Westcott to complete and circulate minutes.

At the meeting with the land agent on 1<sup>st</sup> December, the proposed sports and recreation ground was also discussed. The land agent is going to hold discussions with his solicitors regarding an agreement that could be made directly with LPC outside of the s106 agreement.

**ACTION** P McCreery to chase land agent.

- e. MHS Homes, Headcorn Road – the streetlights are partially on, but the road markings need changing to make the road layout clearer.

**ACTION** L Westcott to contact KCC again.

- f. WPF Strip of land – Cllr. J Britt circulated all the documents including the minutes of when the heads of terms were accepted. P McCreery recommended LPC ask the solicitors to confirm that the housing allocation on the Countryside site is clearly stated as a maximum of 40% affordable housing to ensure the land value will not change.

**ACTION** Cllr. J Britt to contact Thorneloes to confirm.

## **6. Neighbourhood Plan Review**

Cllr. A Walmsley reported that a meeting was held between LPC and MBC regarding the first review of the LNP. MBC wish to work with LPC on this and MBC will be writing to LPC.

## **7. Preparing for MBC LP Review**

Cllr. J Britt reported that all the responses were submitted via letter and email.

## **8. Updates on other Development**

Cllr. A Walmsley reported that a consultation has been received from KCC on the Kent Minerals and Waste Plan 2013-30. A response is due by 9<sup>th</sup> February. P McCreery stated that the KCC response to MBC’s local plan review provides a helpful summary.

**ACTION** Cllr. A Walmsley to circulate the consultation information.

## **9. Highways Improvement Plan**

Cllr. A Walmsley reported that the KCC survey was complete and will be reviewed in the new year. Comments on Facebook questioned whether LPC had a Highways Improvement Plan.

**ACTION** Cllr. J Britt to respond to enquirer.

## **10. Matters Arising from Planning Decisions**

Cllr. N Osborne reported he had looked at the works on the Limes in the Square and was impressed with how it looks, it appears to be in line with old photos.

Cllr. N Osborne reported that the new building within the garden of Parapet House looks very large.

**ACTION** Cllr. A Walmsley to check plans.

## **11. Date of next meetings**

Due to holiday, the date of next meeting will be a week later than normal - 31<sup>st</sup> January 2021

Meeting closed at 21:45.