



Report of the Planning and Implementation (P&I) Committee Monday 20th September 2021 at 7:30pm

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

Public Participation

3 members of the public present with an interest in the planning applications to be discussed on the agenda. The Chairman invited them to speak and join the discussion when we reach the relevant items.

1. Apologies for Absence:

Cllrs. M Cockett and A Ratcliffe.

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 23rd August 2021

- a. L Westcott reported the quotes for printing the final version of the LNP - for 50 copies is £258, for 100 copies is £410 and for 250 copies is £836. It was agreed that 50 copies are likely to be enough and this would be recommended to full council.
- b. Resolution at LPC September meeting to notify MBC of review of LNP.
ACTION L Westcott and P McCreery to write to MBC.

4. Planning Applications to be considered

- a. Land off Old Ashford Road, Lenham (19/504724/HYBRID)
Outline application for up to 100 dwellings with incidental open space, equipped play area and car park and one senior football pitch.
Cllr. A Walmsley reported that this planning application was previously partially approved with lots of conditions. The site outline (shown in red on the drawings) now includes a wetland for the development to achieve nutrient neutrality in line with Natural England's paper. It was noted that the wetland will also create habitat to allow for an increase in biodiversity. LPC will respond and agree with the submission of details and have no objection to the proposal subject to Natural England's agreement with the wetland scheme.
Further consultation is required with the applicants regarding the new recreational facility.
ACTION R Greenwood to discuss this with the landowner and if possible set up an informal meeting with the landowners. **ACTION** P McCreery to discuss with land agent.
- b. Land North of Old Ashford Road, Lenham (21/504779/REM)
Approval of Reserved Matters with Appearance and Scale being sought for 102no. residential dwellings pursuant to 17/500357/HYBRID.

Cllr. A Walmsley reported that this planning application includes the details for the next phase of the site that already has outline planning permission. The LPC response was supportive subject to the surface water drainage plans being in line with the agreement for the first phase, the buildings not being over two storeys high and archaeological investigations on the Eastern part of the site are completed prior to any construction works beginning on site.

5. Update on Workplan

- a. Land rear of Loder Close – Cllr. J Britt reported that a complaint has been sent to the Local Government Ombudsmen following the response from MBC regarding the loss of CIL. The revised site drawings are still not available as promised by the developer following the site meeting, this is a pre commencement condition.
ACTION L Westcott to contact Borough councillor to check progress.
- b. Heathlands – Cllr. K Hammond reported that an extraordinary meeting of the MBC council on the 6th October has been called to discuss/approve the Regulation 19 documents and allow them to proceed to consultation.
ACTION L Westcott to contact MBC to find out arrangements for public participation at the extraordinary meeting.
- c. Sports and Recreation Facilities – Discussions around the plan for the site and how land will be taken on and money raised. Cllr. A Walmsley stated that the agreement will build on the existing agreement at WPF and in line with decisions made at a previous meeting between LPC and Lenham Wanderers.
ACTION A Walmsley to circulate minutes from these meetings.
ACTION L Westcott to set up a meeting of interested parties to discuss and agree detail.
Cllr. S Heeley reported a similar set up was used in Kings Hill.
ACTION S Heeley to review information from Kings Hill to assist future discussions.
- d. MHS Homes – Meeting has been rescheduled for 6th October.

6. Neighbourhood Plan Review

Covered under item 3.

7. Preparing for MBC LP Review – Public Information Day 16th October

Await information from MBC Regulation 19 consultation to start planning displays.

Post meeting note - the documents were posted on the MBC website on 24th September -

<https://meetings.maidstone.gov.uk/ieListDocuments.aspx?MIId=4699&x=1>

8. Updates on other Development

Most planning applications LPC are consulted on have received “no comments”.

9. Highways Improvement Plan

Cllr. J Britt reported that KCC will consult further with the proposed 20mph zone. This can go on Social Media.

L Westcott reported that a member of the public is concerned about the lack of signage on the approach to Platts Heath School.

10. Matters Arising from Planning Decisions

None reported.

11. Date of next meetings

Date of next meeting confirmed for 25th October 2021

Meeting closed at 22:00.