



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

Monday 24th May 2021

Meeting by Zoom 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, V Woollven & R Young
P McCreery (Planning Consultant), L Westcott (Clerk)

1. Apologies for Absence:

None received.

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. Neighbourhood Plan Referendum Result

- i. A Walmsley reported that the plan has passed with a yes result of 92%. Everyone was thanked for their support, Roger and Valerie in particular. An email has been received from MBC confirming that the plan has passed, this will go to full council on 14th July. P McCreery confirmed that the plan is instantly part of the development plan for Maidstone borough as it passed at the referendum stage. **ACTION** L Westcott to confirm with MBC that LPC are satisfied with the 14th July date.
- ii. J Britt reported that the planning application for Runham Farm is going to MBC committee on 27th May.
- iii. A Walmsley reported that the planning application for Blue farm, that LPC objected to, will be going to MBC committee. A Walmsley will attend along with Tom and Janetta Sams.

4. Update on Workplan (circulated with minutes)

- a. Heathlands – K Hammond reported that the new administration of MBC may change stance on Heathlands, need to wait for the consultation on Reg 19 in June. It will need a lot more technical support than has previously been provided.
SOHL are hoping to commission their own Hydrology Study of the area, P McCreery stated that the report will require a clear brief with three main objectives:
 1. If the site of Heathlands is extended north, close to the A20 then the environmental setting will change. This area lies on the chalk formation and the gault clay formation. The geological boundary between the chalk and the clay leads to a series of springs that provide baseflow to the surface water systems in the area. The spring line and the nature of the geology will make this area difficult to develop as seen at nearby sites in Charing and at Tanyard Farm North.
 2. The existing site of Heathlands overlies the Folkestone sand formation. This is a principal aquifer that supports groundwater flow to a number of boreholes used to abstract water for public supply at Charing. Extreme care will need to be taken in designing and

constructing Heathlands in such a location to ensure that contamination of the aquifer does not occur, and recharge is not significantly reduced.

3. Diffuse and point source pollution throughout the River Stour catchment is causing deterioration of water quality in the river. The poor water quality in the River Stour is contributing to elevated levels of nitrates and phosphates in the Stodmarsh marshes in East Kent. This issue is slowing up the construction of thousands of houses across East Kent and could impact on Heathlands if it is not resolved in the very near future.

b. Sports & Recreation – A Walmsley reported that footpath correspondence can progress, likely to be a long process, archiving emails and decisions will be important.

c. MHS Homes – Meeting planned for 21st June at 3pm, to discuss proposed plans for the play areas. CIL and S106 status of sites 2 and 3 is unclear.

ACTION P McCreery and L Westcott to review files to determine planning status of sites 2 and 3.

ACTION M Lowe, N Osborne, J Britt and P McCreery to meet prior to 21st June.

ACTION M Lowe to contact site manager to arrange a site visit.

d. Land West of Loder Close – Meeting held on 20th May, P McCreery reported that the meeting was useful with lots of discussions with residents. A revised drawing will be provided with an informal consultation, once approved this will become a formal consultation. J Britt reported that the pond will not be a drainage pond. General discussion was held regarding the importance of contractors sticking to the hours of work.

Legal Advice – J Britt reported that an email is due tomorrow from the barrister.

e. Countryside – Nothing received.

ACTION J Britt reported to contact Thorneloes to chase.

5. Updates on other Development

a. Abbey Homes (Old Ashford Road) – Archaeological work is being completed on site, it would be interesting for the public to be able to view work.

ACTION A Ratcliffe to contact project manager, M Cockett may have contact details.

b. Jones Homes – Will not communicate with Countryside regarding the road until housing is completed.

ACTION L Westcott to contact site manager to arrange a site meeting to discuss how the development will fit into the village.

c. The Sandpits – P McCreery will be attending appeal on 26th May.

ACTION P McCreery to provide a brief report following the appeal.

6. Highways Improvement Plan

A Walmsley asked for ideas to include on a traffic “wish list” for the parish to send to KCC. Twenty Plenty signs in the village could be included as well as 30mph in Lenham Heath. Parking will also be included.

ACTION L Westcott to set up a meeting for a Saturday early in July to discuss parking options.

ACTION L Westcott to request the Parking Strategy for rural service centres from MBC.

7. Matters Arising from Planning Decisions

A Walmsley reported that we will need to keep reviewing how MBC will take the LNP forward in planning decisions. V Woollven asked who should have a copy of the LNP, K Hammond reported that MBCs Strategic Planning and Infrastructure Committee meet on 8th June, it would be useful for all MBC councillors to have a copy of the LNP.

ACTION L Westcott to send a copy of the LNP to all councillors.

ACTION P McCreery to draft a letter to go with them.

8. Date of next meetings

Date of next meeting confirmed for 21st June 2021.

Meeting closed 22:00.