

**Lynsted with Kingsdown Parish Council**  
**Minutes of Extraordinary meeting held on Monday 24<sup>th</sup> July 2023**  
**At Lynsted Church, Lynsted Lane @ 7.30pm**

**Present: Cllrs Speed (Chairman); Delaney (Vice); Morgan; Carr; Langdon-Bassett; Stewart and M Mulley (Clerk)**

**Meeting commenced at 19.37**

**1. Chairman's Introduction** Chairman thanked everyone for attending and welcomed members of the public. He explained that the Council does not normally meet in July, but the meeting had been called to discuss pressing planning matters.

**2. Apologies for absence** Cllrs Winder; Bott; Bowen (SBC) & Lehmann (KCC)

**3. Declarations of Interest** Cllr Morgan - Item 6 - Form completed at May meeting

**4. To confirm minutes of PC meeting on Monday 24<sup>th</sup> June 2023**

Minutes agreed as correct & signed by chairman Proposed TC Seconded LM

**5. Time for members of the public to address the Council**

Ten members of the public were present. Chairman ruled their comments would be taken after item 6 had been discussed

**6. Land West of The Street, Lynsted. Survey results**

The questionnaire had been delivered by hand to over 100 properties in the immediate vicinity, posted online and on noticeboards, and promoted on social media. There had been 1032 views online and a total of 92 surveys were returned, representing 19% of all households in the Parish. The Chairman presented a summary of the results: 85% said the plot should be left as it is. There was little interest in the community hall, with 60% saying "none of the above" when given a long list of facilities that could be included. Four fifths of respondents didn't want any houses built there at all or thought the number of houses was too many. Nearly 90% said the landscape and appearance of Lynsted would be made worse, whilst 84% said their general enjoyment and quality of life in the Parish would deteriorate. Two thirds think the community should not negotiate with any developer regarding this site.

**Discussion on Survey results/Forward action**

Concerns expressed by residents included:

- Lack of infrastructure
- A community hall could not sustain a shop or GP/Nurse facility
- Lynsted already has a community space in the Church
- Grade I & II listed buildings in the village would be detrimentally affected
- The floodgates would be opened for further development in the village
- Ancient pastureland would be destroyed
- Flooding issues would be exacerbated
- Increased traffic movements would worsen the already bad air quality
- Detrimental effect on environment

After discussion it was unanimously agreed by the Councillors to support the views of residents. Proposed JS seconded TC **Action point** The Chairman to write to Burlington Property Group informing them that the residents of Lynsted reject their proposals. Chairman also to discuss with local media, thanking the developers for respecting the community view.

## 7 Planning

**23/502948/FULL** Change of use of day centre (Class E) and erection of a first floor extension to create 5no residential flats, with associated cycle storage  
Belle Friday Centre, London Road, Teynham ME9 9QH

Councillors were against a first storey extension as it would mean loss of light & privacy to neighbouring properties, and the lack of adequate parking facilities. Proposed LM Seconded PD to object to this application

**Action point.** Clerk to draft a response and send to Chairman for approval before submitting to planning dept.

**23/500601/FULL** Change of use of existing church (Use class F1(f) into a 3 bedroom, 5 person dwelling (Use Class C3), including insertion of 4no side roof lights, addition on 1no door to side elevation, erection of a bike shed and bin store, and associated parking.  
Greenstreet Methodist Church, Lynsted Lane, Lynsted ME9 9RR

This application was not sound as the proposed turning area for parking would encroach onto the neighbouring property, therefore the plans are inaccurate. Proposed AS Seconded PD to object to this application

**Action point** Clerk to draft a response and send to Chairman for approval before submitting to planning dept.

**New applications published after issue of agenda** None

## 8. Lynsted Fete

LM confirmed a gazebo would be available for the PC to use but would require assistance in erecting it on the morning of the fete. **Action Points** JS to circulate the rota showing what times Councillors would be required to man the stand. JS to prepare display boards.

## 9. AOB None

## 10. Dates of next meetings

Mon 21<sup>st</sup> Aug 2023

Mon 30<sup>th</sup> Oct 2023 Budget Meeting

Mon 18<sup>th</sup> Dec 2023

Mon 25<sup>th</sup> Sept 2023 APM & Social event

Mon 27<sup>th</sup> Nov 2023 Budget/Precept meeting

**Meeting closed at 21.15**

**Minutes prepared by Marion Mulley**