

Beechen Hall, Wildfell Close, Walderslade, Chatham, Kent. ME5 9RU

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**A G E N D A**

**To All Members of the Council, Press and Public**

There will be a meeting of the Environment Committee on Monday 13 November 2023 at 7.30pm at Beechen Hall, Wildfell Close, Walderslade, ME5 9RU.

1. **Apologies and absences**

To receive and accept apologies for absence.

1. **Declaration of Interests, Dispensations, Predetermination or Lobbying**

Members are required to declare any interests, dispensations, predetermination or lobbying on items on this agenda. Members are reminded that changes to the Register of Interests should be notified to the Clerk.

**Public Session at the discretion of the Chairman. Parishioners may address the meeting with regard to any item on the Agenda (time limited to 3 minutes per person). Items not on the Agenda must be submitted to the Clerk in advance of the meeting. Non-parishioners are only able to address the meeting at the invitation of the Chairman.**

1. **Minutes of the Meeting held on 6 November 2023** (previously circulated)

To consider the minutes and if in order sign as a true record.

1. **Matters Arising from the Minutes**

Any other matters arising from the minutes not on the agenda.

1. **Planning Applications for Consideration – DECISION**

To consider applications received. See report (Page 3).

1. **Ratifications**
2. **Planning Decisions, Appeals and Appeals Decisions – INFORMATION**

To receive and consider any information. See report (page 3-5).

1. **Highways and Byways - DECISION**

8.1 Highways Improvement Plan. (Page 6-7)

8.2 Junction 3 of the M2/Bluebell Hill

8.3 A249 Bearsted Road Major Infrastructure Project.

8.4 Boxley Village Society

8.6 Any Highways issues raised at the meeting.

1. **Policy and Procedure – Review**
2. **Task List** (Page 8-9)
3. **Members and Officer’s Reports**

11.1 To receive any reports or notification of issues from members

1. **Residents’ Concerns** (Page 7)
2. **Sandling** (Page 7)

No update

1. **Consultations**

None on this Agenda

1. **Volunteer Groups – INFORMATION**

To receive any reports.

1. **Items for Next Agenda – DECISION**

Requests for items to be included on the next agenda.

1. **Next Meeting**

Next Environment Committee meeting 4 December 2023.

**In view of the confidential nature of the item about to be transacted, it is advised that the public and press will be excluded from the meeting for the duration of the following items**.

1. **Enforcement and CIL/Section 106 updates from MBC** (Page 7)

To consider any updates received.

Daniela Baylis

Daniela Baylis

Clerk to Boxley Parish Council Date: 7 November 2023

**Supporting agenda papers for the Environment Committee Meeting 13 November 2023. The Chairman will assume that these have been read prior to the meeting.**

Councillors wishing to suggest changes to any policy or procedure document in this agenda should notify the office, in writing, at least three working days in advance of the meeting to allow details to be circulated at the meeting (or in advance if particularly contentious).

**Item 5. Planning Applications**

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**23/504760/FULL Dingley Dell, 4 Shenley Grove, Sandling, ME14 3BP**

Removal of existing porch and replace with erection of a single storey side extension.

Revised details added to the following application:

**Application No: 23/501878/FULL**

**Location: St Andrews Chapel Boarley Lane Sandling Kent ME14 3BU**

Proposal: Repairs and alterations to allow the use of the property as a residential

dwelling, including alterations to fenestration, erection of a timber framed, covered

walkway extension with external lime-stabilised earth acoustic barrier wall, linking to a

new flat roof double garage incorporating new services plant, photovoltaics and air

source heat pump, associated landscaping and boundary treatments, including new

photovoltaic array, and demolition of external privy. (Revised scheme to

21/504575/FULL).

**23/504950/FULL Linden Lea Weavering Street Weavering ME14 5JR**

Erection of front porch and loft conversion, including raising of roof height and insertion of obscure glazed Juliet balcony and 8no. rooflights.

**Item 6. Ratfications**

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None on this Agenda.

**Item 7. Planning Decisions, Appeals and Appeals Decisions**

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| --- | --- | --- | --- |
| 23/504132/FULL | 23 Granary Close Weavering Maidstone Kent ME14 5UB | Part conversion of garage into habitable space. Erection of single storey side porch extension. | Application Permitted.  BPC did not object |
| 23/503811/FULL | 6 Pilgrims View Boxley Maidstone Kent ME14 3DQ | Erection of first floor side extension | Application Permitted  BPC did not object |
| 23/503610/FULL | 18 Round Wood Close Walderslade Chatham Kent ME5 9UL | Garage conversion into habitable space, insertion of 2no. roof lights. (Resubmission 23/501888/FULL) | Application Permitted  BPC did not object |
| 23/502805/FULL | 11 Orache Drive Weavering Maidstone Kent ME14 5UG | Erection of a single storey side extension. | Application Permitted  BPC did not object |

**23/503006/FULL Avalon Boxley Road Walderslade Chatham Kent ME5 9JE**

Erection of front infill extension, front porch and single storey rear extension. Insertion of side dormers, rear rooflights and extension to existing first floor.

**Application Permitted**

**Comment:Boxley Parish Council object** to this application for the following reasons:

1. The proposed additions add considerable massing that overwhelms the original property.

2. the proposed changes would create a highly visible and much larger property that is out of keeping with the existing street scene.

3. The proposals contravene Policies DM1 and DM9 of the Maidstone Local Plan (2017), the Supplementary Planning Document Residential Extensions (2009) and the National Planning Policy Framework 2021.

The Council hereby GRANTS permission/consent for the proposal referred to above subject to the following Condition(s):

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission;

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: Existing Location Plan; Proposed Block Plan; PLN01; PAA08;

Reason: To clarify which plans have been approved.

(3) Nothwithstanding the details shown on the approved plans, no external works, beyond demolition and foundations shall commence until written details and samples of the materials to be used in the construction of the external surfaces of the extensions and works hereby permitted have been submitted to and approved in writing by the local planning authority and the development shall be constructed using the approved materials;

Reason: To ensure a satisfactory appearance to the development.

(4) Before the development hereby permitted is first used, all windows in the dormers to the south-eastern and north-western roof slopes shall be obscure glazed to not less than the equivalent of Pilkington Glass Privacy Level 3, and the windows shall be incapable of being opened except for a high level fanlight opening of at least 1.7m above inside floor level and shall subsequently be maintained as such.

Reason: To prevent overlooking of adjoining properties and to safeguard the privacy of neighbouring occupiers.

(5) No additional windows, doors, voids or other openings shall be inserted, placed or formed at any time in the south-eastern or north-western roof slopes or dormers;

Reason: To prevent the overlooking of adjoining properties and to safeguard the privacy of their occupiers. (6) No external new building works, beyond demolition and foundations shall commence until details of a scheme for the enhancement of biodiversity on the site have been submitted to and approved in writing by the Local Planning Authority. The scheme shall have due regard for paragraph 6.25 of the Residential Extensions Supplementary Planning Document and consist of the enhancement of biodiversity through integrated methods into the design and appearance of the extension by means such as swift bricks, bat tubes or bee bricks, and through the provision within the site curtilage such as bird boxes, bat boxes, bug hotels, log piles, wildflower planting and hedgehog corridors. The development shall be implemented in accordance with the approved details prior to first use of the extension/s and all features shall be maintained and retained thereafter.

Reason: To enhance the ecology and biodiversity on the site in the future.

(7) No external new building works, beyond demolition and foundations shall commence until details of how decentralised and renewable or low-carbon sources of energy will be incorporated into the development, have been submitted to and approved in writing by the local planning authority. Those details submitted shall have due regard to paragraphs 6.10 to 6.14 of the Residential Extensions Supplementary Planning Document. The approved details shall be installed and operational prior to first occupation of the extensions hereby permitted and shall be retained and maintained thereafter;

Reason: To ensure an energy efficient form of development.

(8) No external new building works, beyond demolition and foundations shall commence until a landscape scheme designed in accordance with the principles of the Council's Landscape Guidelines (Maidstone Landscape Character Assessment Supplement 2012) for the front garden has been submitted to and approved in writing by the local planning authority. The scheme shall use predominantly native or near-native species as appropriate and show all existing trees, hedges and blocks of landscaping on, and immediately adjacent to, the site and indicate whether they are to be retained or removed. It shall also include a plant specification, implementation details, a maintenance schedule and a 5 year management plan. The landscape scheme shall specifically address the need to break up the mass of the development and incorporate native hedge and tree planting.

Reason: In the interests of landscape, visual impact and amenity of the area and to ensure a satisfactory appearance to the development

(9) All planting, seeding, and turfing specified in the approved landscape scheme (Condition 8) shall be carried out in the first planting season (1 October to end of February) following the first use of the extensions hereby permitted. The approved landscaping shall be retained for at least 5 years following its implementation and shall be managed and retained strictly in accordance with the approved specification, and any approved or retained seeding or turfing which fails to establish or any trees or plants which, before a period of 5 years from the completion of the development has expired, die or become so seriously damaged or diseased that their amenity value has been adversely affected, shall be replaced in the next planting season with plants of the same species and size as detailed in the approved landscape scheme unless the local planning authority gives written consent to any variation. No replacement planting or removal of any planting shall take place without the prior written consent of the local planning authority. Reason : In the interests of visual amenity.

Informative(s):

(1) It is the responsibility of the developer to ensure, before the development hereby approved is commenced, that approval under the Building Regulations (where required) and any other necessary approvals have been obtained, and that the details shown on the plans hereby approved agree in every aspect with those approved under such legislation.

(2) Your attention is drawn to the following working practices which should be met in carrying out the development:

- Your attention is drawn to Sections 60 & 61 of the COPA 1974 and to the Associated British Standard COP BS 5228: 2009 for noise control on construction sites. Statutory requirements are laid down for control of noise during works of construction and demolition: if necessary you should contact the Council's environmental health department regarding noise control requirements.

- Clearance and burning of existing woodland or rubbish must be carried without nuisance from smoke etc. to nearby residential properties. Advice on minimising any potential nuisance is available from the Council's environmental health department. - Plant and machinery used for demolition and construction should only be operated within the application site between 0800 hours and 1900 hours on Mondays to Fridays and between 0800 hours and 1300 hours on Saturdays and at no time on Sunday and Bank Holidays.

- Vehicles in connection with the construction of the development should only arrive, depart, be loaded or unloaded within the general site between the hours of 0800 hours and 1900 Mondays to Fridays and 0800 to 1300 hours on Saturdays and at no time on Sundays and Bank Holidays.

- The importance of notifying local residents in advance of any unavoidably noisy operations, particularly when these are to take place outside the normal working hours is advisable. Where possible, the developer shall provide residents with a name of a person and maintain dedicated telephone number to deal with any noise complaints or queries about the work.

- Adequate and suitable provision in the form of water sprays should be used to reduce dust from the site. - It is recommended that the developer produces a Site Waste Management Plan in order to reduce the volumes of waste produced, increase recycling potential and divert materials from landfill. This best practice has been demonstrated to both increase the sustainability of a project and maximise profits by reducing the cost of waste disposal.

- Adequate and suitable measures should be carried out for the minimisation of asbestos fibres during demolition, so as to prevent airborne fibres from affecting workers carrying out the work, and nearby properties. Only contractors licensed by the Health and Safety Executive should be employed. If relevant, the applicant must consult the Environmental Health Manager regarding an Environmental Permit under the Environmental Protection Act 1990.

(3) The grant of this permission does not convey any rights of encroachment over the boundary with the adjacent property in terms of foundations, eaves, guttering or external cladding, and any persons wishing to implement this permission should satisfy themselves fully in this respect. Regard should also be had to the provisions of the Neighbour Encroachment and Party Wall Act 1995 which may apply to the project

The Council’s approach to this application: In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), September 2023 the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and creative way by offering a pre-application advice service, where possible, suggesting solutions to secure a successful outcome and as appropriate, updating applicants / agents of any issues that may arise in the processing of their application.

In this instance: The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the Committee and promote the application. If your decision includes conditions that need to be discharged, please be advised that there is a separate application process to discharge them which includes a fee. For more information on this please visit https://www.planningportal.co.uk/info/200126/applications/60/consent\_types/12 and to submit an application for approval of details (discharge conditions) please use this link https://www.planningportal.co.uk/applications

**Item 8.1 Highways Improvement Plan**

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**8.1 a)**

The following was received from a member of the Boxley Village Society. The reply from KCC follows. The request for signage needs to be added to our HIP for any action to be considered.

Please see attached photos of an incident which occurred at 09.15 yesterday when  a triple decked car transporter got stuck outside the King's Arms pub in the village.

He damaged a car on the top layer as he tried to plough his way through.

The driver said that he had no idea how narrow the road became as there was no indication of this when he turned onto Boxley Road from Penenden Heath.

Could you forward this to Kent Highway Planners please and ask if consideration could be made to signs at the roundabout at Penenden Heath before turning into Boxley Road advising of road narrowing / width restriction.

Also, can you remind me where we got to with contacting the Sat Nav companies please. The driver of yesterday's vehicle was following his!

As ever, many thanks for your help.

Best wishes

A car carrier with cars stacked on top of each other

Description automatically generatedA car on the road

Description automatically generated

Hi Daniela,

This sort of thing would need to be placed on the HIP after council agreement. The problem with these sorts of signs is the majority of the road is fine for HGVs, it is just the section through the village itself where the road narrows. If placed on the HIP though, the Planners will be able to take a proper look when we have the next review  
Kind regards,

Greg McNicoll

**8.1 b)**

Received 25/10/23

Dear Sir,   I am very concerned about the traffic going up and down the Sittingbourne road  by the traffic lights, there are three schools which use the crossing but there are no traffic calming measures to slow down the traffic , I have witnessed cars going silly speeds up and down this road, it's only a matter of time before a child gets hit.

**Item 13. Reisdents Concerns**

W

Received 3/11/23

Footway by Weavering Village Hall leading to play area

Dear Sir.

I have twice recently encountered a lady with two children whilst walking my dog; the little girl being in a wheelchair.

On both occasions, the mother has nearly tipped her out negotiating the narrow fenced gap between the play area and the hall as it is an uneven rough surface between the tarmac either side.

It is approximately 3m x 1m and needs levelling and surfacing to make it safe for all to use.

I have no idea who is responsible so perhaps you could find out and arrange for something to be done OR let me know who to contact.

Thanking you in anticipation.

**Item 14. Sandling**

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No update for this Agenda.

**Item 19. Enforcement/CIL**

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No CIL received.

**Item 10. Task List November 2023**

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| --- | --- | --- | --- | --- |
| **Date** | **Parish Area** | **Road** | **Description** | **Current Status** |
| 9/10/23 | All | All | MBC’s main modifications to the Local Plan Consultation. Clerk to arrange a meeting of the working party to formulate the BPC response | Response sent 7/11/23 |
| 9/10/23 | All | All | Medway Council’s Regulation 18 Consultation.  Clerk to meet with Cllr Hinder to draft BPC’s responses. | Not yet completed |
| 9/10/23 | Grove Green | Various | Bicycle rack provision in Grove Green. Clerk asked to contact Tescos to enquire why there is no provision for bicycle racks at the store. | Clerk has been in contact with the resident who has been in contact with the manager at Tesco. The racks were removed due to vandalism. He has used the bicycle rack at Grove Green Hall. These racks have been damaged by reversing vehicles and need repair/relocation/ protection from reversing vehicles. |
| 9/10/23 | Walderslade | Autumn Glade | Clerk asked to add parking to the next Environment Committee meeting for discussion. | Clerk has contacted the resident to see if their report is ready for this Agenda or if they wish to defer until the December meeting. |
| 9/10/23 | Walderslade | All | Clerk asked to write to MP’s Tracey Crouch and Helen Whately regarding Medway Councils lack of support causing the folding of the Lordswood and Walderslade Litter picking group and asking for their support. | Letters sent 8/11/23 |
| 9/10/23 | All | All | Joint Highways group with other parishes. Clerk asked to contact to obtain more information. | Email received from a Bearsted Councillor on 16/10 and circulated. Cllr Hinder has been in contact. |
| 9/10/23 | Boxley Village | The Street | Blocked drains. Clerk asked to report to KCC to request getting the drains cleared. | Report made |
| 10/7/23 | North | Yew Tree Cottage footpath | Accept quotation for motorbike inhibitor and fence | Clerk asked to chase for a start date for the work.. |
| 15/5/23 | Grove Green | All | Complaint regarding white vans in Tesco car park transferring goods late at night causing a noise nuisance. Clerk asked to write to head office | Letter sent 24 May 23. No response received. Left as a watching brief 9/10/23. |
| ~~11/4/23~~  9/10/23 | Sandling | All | Provision of a playground | Clerk asked to put a post on the Sandling Matters Facebook page asking residents if they know of any land that could be used. |
| 13/3/23 | North | Byway off Impton Lane | Clerk asked to contact the Footpaths Officer at KCC to ask for the installation of motorbike inhibitors | Verbal update to be given at the meeting. |
| ~~13/3/23~~  9/10/23 | Sandling | Boarley Lane | Clerk asked to chase National Highways for maintenance information for Boarley Lane | New request sent 7/11/23 |
| 13/3/2023 | Boxley Village | The Street | Clerk asked to contact Nu-venture busses to obtain passenger data for the 130 route through Boxley village | New request sent 7/11/23 |
| 10/10/2022 | South | Stem School | Breaches in planning conditions regarding parking and light pollution | Cllr Sheppard contacting Kevin Perry the Health and Safety Officer and inviting him to the next meeting. |