

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 5 February 2024 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 11 December 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** (Page 3-4)
2. **Planning Decisions, Appeals and Appeals Decisions – INFORMATION**

To receive and consider any information. See report (page 4-7).

1. **Highways and Byways - DECISION**

8.1 Highways Improvement Plan. (Separate attachment)

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 11 March 2024.

**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: 29 January 2024

**Supporting agenda papers for the Environment Committee Meeting 5 February 2024. 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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**24/500215/FULL Cobtree Manor Golf Course, Chatham Road, Sandling, ME14 3AZ**

Erection of a single storey mono-pitched extension to south facing elevation and a pergola to main entrance. Alterations to fenestration to the north, south and west facing elevations, including the blocking up of windows and the insertion of new bi-fold doors and double doors, and creation of a slate patio.

**24/500119/FULL Valley Park Community Schools, Huntsmans Lane, Maidstone, ME14 5DT**

Demolition of kitchen/canteen and ramp/. Erection of a pre-fabricated modular administration unit with access ramp and steps.

**24/500110/TCA Land Adjacent The Oast Grove Green Weavering Kent ME14 5PX**

Conservation area notification to remove one Sycamore (T1).

**Item 6. Ratfications**

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**23/505470/FULL  27 Olivine Close, Walderslade, ME5 9NQ**

Erection of a part two storey rear and part first floor side extension

**Boxley Parish Council** object to this application for the following reasons: 1. by substantially increasing the frontage onto Olivine Close the extension will be detrimental to the street scene. 2. Similarly the extension will dominate the public footpath out of the Cossington Valley. This is the sole hard-surface path on this side of the valley and is very well used. It runs past the south west side of the property and thus the proposed extension. 3. there are concerns about the conspicuous tree being affected by the proposed works as this is a prominent feature of the street scene. It should be noted that the existing layout plan attached to this application does not relate to this site.

**23/505617/FULL  Grove Lodge, New Cut Road, Maidstone, ME14 5PS**

Erection of a single storey rear extension and associated external landscaping

**Boxley Parish Council** have no material planning reasons to object to this application.

**23/505786/TPOA  9 Longwood, Walderslade, ME5 9JG**

Tree Preservation Order Application: T1 Dead Sweet Chestnut hung up in adjacent tree – fell.  T2 Sweet Chestnut coppice stool with failed snapped tree in rear garden from woodland – fell coppice stool.  T3 Hornbeam with severe lean into no.9 – fell.

**Boxley Parish Council** defer to the views of the Tree Officer.

**23/505801/TPOA  8 Gidds Pond Cottages, Bearsted Road, Weavering, ME14 5LE**

Tree Preservation Order Application to remove 3 Oak trees (listed T1, T2 & T3) and four Sweet Chestnut Trees (Listed T4, T5, T6 & T7) all located within W2 of TPO 13 of 2010.

**Boxley Parish Council** defer to the views of the Tree Officer.

**23/505646/FULL  Blackthorn House, Dunn Street, Bredhurst, ME7 3ND**

Section 73A – application for minor material amendment to approved plans condition 11 (for a proposed basement, garage conversion, chimney and alterations to the window fenestration to plot 1) pursuant to 17/502100/FULL for – demolition of existing wedding venue, office and other commercial buildings and erection of 4 no. detached dwellings with associated parking, access, infrastructure and landscaping works.

**Boxley Parish Council** have no material planning reasons to object to this application.

**24/500048/TPOA 12 Trotwood Close, Boxey ME5 9JU**

Tree Preservation Order application : T1 Ash – fell due to ash dieback infection.  T2 Willo – fell as top of tree is snapped out and hanging toward the property.  T3 Hornbeam – fell to ground level and interfering with the wall.

**Boxley Parish Council** defer to the views of the Tree Officer.

**24/500123/TPOA 4 Ash Tree Gardens, Weavering, ME14 5LB**

Tree preservation Order Application : Multi stemmed/trunk Ash Tree (T1) – whole crown reduction/reshape.  Before work 70ft height, 65ft width.  After work 50f height, 40ft width.  This is to prevent any further damage due to the high winds/storms as it has previously lost a main stem/trunk.

**Boxley Parish Council** defer to the views of the Tree Officer.

**23/505802/FYLL  3 Street Farm Cottages, Forge Lane, Boxley, ME14 3DS**

Erection of a two storey side extension.

**Boxley Parish Council** have no material planning reasons to object to this application.

**24/500085/FULL  Hillrise, Boxley Road, Walderslade ME5 9JG**

Erection of a single storey annexe ancillary to the main dwelling house

**Boxley Parish Council** have no material planning reasons to object to this application.

**23/505832/OUT  Land East of Gleamingwood Drive and North of Westfield Sole Road, Lordswood Kent**

Section 73 – Application for variation of condition 15 to revise sustainable surface water drainage scheme pursuant to 21/500658/OUT (residential development of 89 dwellings plus open space and access road plus emergency access – Section 73 Variation of 15/503359/OUT and appeal APP/U2235/W/15/31323

**Boxley Parish Council** have no material planning reasons to object to this application.

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

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| 23/505187/FULL | Boarley Farm Boarley Lane Sandling Kent ME14 3BS | Change of use of residential outbuilding to ancillary use, replacement roof and associated alterations and repairs, internally and externally | Application PermittedBPC did not object |
| 23/505108/TPOA | Alexandra Hospital Impton Lane Walderslade Kent ME5 9PG | TPO application to crown raise one Turkey Oak (T701) to 4m. Fell two Purple Narrow-leaved Ash (T703 and T704), fell one Walnut (T705) and fell one Silver Maple (T706). | Application PermittedBPC deferred to the Tree Officer |
| 23/504849/FULL | New Meadow House Weavering Street Weavering Maidstone Kent ME14 5JH | Erection of a part single storey rear extension with pitched tiled roof including rooflight and a part two storey rear extension with an extended hipped pitched roof and changes to the fenestration. | Application RefusedBPC Objected |
| 23/504729/TPOA | 13 Forestdale Road Boxley Kent ME5 9NB | Tree Preservation Order application : T1 Fell to ground level Cherry. The Cherry overhangs a public footpath with a significant lean over the path itself. There are 3 dead branches present on review and it appears to be struggling although not completely dead. | Application PermittedBPC deferred to the Tree Officer |
| 23/504605/ADV | Unit C Aylesford Wharf Forstal Road Aylesford Maidstone Kent ME20 7AD | Advertisement Consent for 1no. internally illuminated 'Laguna Motorcycles' fascia sign, 2no. internally illuminated 'Triumph' hanging fascia signs, 1no. internally 'Triumph' logo sign, and 1no. 'Aylesford Wharf' fascia sign. | Application PermittedBPC did not object |
| 23/504604/FULL | Unit C Aylesford Wharf Forstal Road Aylesford Maidstone Kent ME20 7AD | Alterations to external elevation treatments and existing first floor mezzanine, including raising of roof height to existing side annex (part retrospective). | Application PermittedBPC did not object |

2**3/505448/PNEXT Avalon Boxley Road Walderslade Chatham Kent ME5 9JE**

Prior notification for a proposed single storey rear extension which: A) Extends by 5.1 metres beyond the rear wall of the original dwelling. B) Has a maximum height of 3.1 metres from the natural ground level. C) Has a height of 3 metres at the eaves from the natural ground level.

**Boxley Parish Council** did not object

**The Council hereby REFUSES** this application for the above for the following Reason(s):

The proposed extension would be positioned to the side and rear of the dwellinghouse, it would exceed the dimensions set out in the description due to the staggered walls to the rear of the dwellinghouse and would also adjoin an existing outbuilding thereby resulting in a total enlargement of more than 8m in length which fails to meet the criteria for permitted development, as set out in Schedule 2, Part 1, Class A, Paragraph A.1 (g) and (ja) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

**23/504591/TPOA 5 Fagus Close Boxley Kent ME5 9DD**

Tree Preservation Order Application : 1x Birch tree at top of drive. Fell and level the roots of the whole area to enable be to put down level block paving. Tree roots are uplifting the block paving and the tarmac.

**BPC** deferred to the Tree Officer

Following consideration of your application the Local Planning Authority has **REFUSED CONSENT** under Tree Preservation Order Number 1 OF 1969 for the tree work referred to above. The grounds for such refusal are:

(1) The Council considers that the Beech tree (listed as a Birch in the application) makes a positive contribution to local landscape/sylvan quality and amenity of the area. The proposed felling works would be to the detriment of those attributes. The application is not supported by any arboricultural evidence to suggest that the tree presents a current, identifiable hazard or that it is reasonable to fell trees of perceived amenity on the grounds stated in the application. Therefore, the Council does not consider that the reasons and supporting evidence for the proposed works are sufficiently robust to outweigh the loss of amenity that would result, which would be to the detriment of the sylvan character and amenity of the area and would therefore be contrary to policies intended to confer protection to trees and tree cover, specifically Maidstone Borough Local Plan October 2017 - Policy DM 3, Local Ms Annette Hilliard 5 Fagus Close Kent ME59DD Plan Review, draft plan for submission (Regulation 22) dated October 2021, Maidstone Landscape Character Assessment (March 2012 amended 19 July 2013) and Supplement (2012- Saved Sections of the Landscape Character Assessment and Landscape Guidelines 2000) together with Government Policy: Planning Practice Guidance; Tree Preservation Orders and trees in conservation areas

**23/504049/TPOA 5 Forestdale Road Boxley Kent ME5 9NB**

Tree Preservation Order application: T1 (silver birch, Betula Pendula) to be removed. T2 (silver birch, Betula Pendula) to be reduced by approx. 3m to a height of approx. 8m. T3 (Silver Birch, Betula Pendula) to be reduced by approx. 3m to a height of approx. 8m. T4 (Common Beech, Fagus Sylvatica) to be removed. For the trees to be removed a planting schedule could be undertaken to replace them.

**BPC** deferred to the Tree Officer

TPOA Split Refused/ Approved

Following consideration of your application the Local Planning Authority under the Town and Country Planning Act, has **REFUSED PART A** for the following reasons and **APPROVED PART B** subject to CONDITION(S) Part A - Refused works for the following reason(s):

1. The following works have been REFUSED for the reasons stated below: T1 (silver birch, Betula Pendula) to be removed. T2 (silver birch, Betula Pendula) to be reduced by approx. 3m to a height of approx. 8m. Mr Timothy Roberts C/O Lumberjack Tree Services FAO. Mr Jackson Moran Orchard House Highcross Road Southfleet DA139PH T4 (Common Beech, Fagus Sylvatica) to be removed. The Council considers that the three trees (listed as T1, T2 & T4 in the application) make a positive contribution to local landscape/sylvan quality and amenity of the area. The proposed felling and reduction works would be to the detriment of those attributes. The application is not supported by any arboricultural evidence to suggest that the trees present a current, identifiable hazard to the nearby structures or that it is reasonable to fell trees of perceived amenity on the grounds stated in the application. Therefore, the Council does not consider that the reasons and supporting evidence for the proposed works are sufficiently robust to outweigh the loss of amenity that would result, which would be to the detriment of the sylvan character and amenity of the area and would therefore be contrary to policies intended to confer protection to trees and tree cover, specifically Maidstone Borough Local Plan October 2017 - Policy DM 3, Local Plan Review, draft plan for submission (Regulation 22) dated October 2021, Maidstone Landscape Character Assessment (March 2012 amended 19 July 2013) and Supplement (2012- Saved Sections of the Landscape Character Assessment and Landscape Guidelines 2000) together with Government Policy: Planning Practice Guidance; Tree Preservation Orders and trees in conservation areas

Part B - Approved Works:

(2) The following works have been APPROVED, subject to the conditions and informatives. T3 (Silver Birch, Betula Pendula) to be reduced by approx. 3m to a height of approx. 13m. CONDITION(S):

(3) All works hereby permitted shall be carried out in accordance with the provisions of the current edition of BS 3998 by a competent person; Reason: To ensure the work complies with good arboricultural practice to safeguard the longevity, amenity and nature conservation value of the tree/s and its/their contribution to the character and appearance of the local area

**23/503828/TPOA 7 Forestdale Road Boxley Kent ME5 9NB**

TPO Application - Carpinus Betulus, tree overwhelmed by ivy and is causing damage to the boundary fence of the property (by lifting). We would like to remove the tree. Replacment Carpinus Betula can be placed nearby subject to TPO 1 of 1969

**BPC** deferred to the Tree Officer

Following consideration of your application the Local Planning Authority has **REFUSED CONSENT** under Tree Preservation Order Number 1 of 1969 for the tree work referred to above. The grounds for such refusal are:

(1) The Council considers that the Hornbeam (listed as T1 in the application site plan) makes a positive contribution to local landscape/sylvan quality and amenity of the area. The proposed felling works would be to the detriment of those attributes. The application is not supported by any arboricultural evidence to suggest that the tree presents a current, identifiable hazard or that it is reasonable to fell trees of perceived amenity on the grounds stated in the application. Mrs Tanya Obry C/O Lumberjack Tree Services Mr Jackson Moran Orchard House Highcross Road Southfleet DA139PH Therefore, the Council does not consider that the reasons and supporting evidence for the proposed works are sufficiently robust to outweigh the loss of amenity that would result, which would be to the detriment of the sylvan character and amenity of the area and would therefore be contrary to policies intended to confer protection to trees and tree cover, specifically Maidstone Borough Local Plan October 2017 - Policy DM 3, Local Plan Review, draft plan for submission (Regulation 22) dated October 2021, Maidstone Landscape Character Assessment (March 2012 amended 19 July 2013) and Supplement (2012- Saved Sections of the Landscape Character Assessment and Landscape Guidelines 2000) together with Government Policy: Planning Practice Guidance; Tree Preservation Orders and trees in conservation areas

**Item 13. Reisdents Concerns**

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Received 1 January 2024

Dear Parish Council

I am very concerned as to the withdrawal of the B150 bus into Maidstone.

Having been handed a piece of paper on the bus the Friday 22nd December advising that the only service will be the school service in operation.

I live off Boxley Road and the bus service along that road was cut many years ago meaning that a long distance from a bus service.

The B150 being very useful.

In light of the bus 130 going through Boxley could there be any way to have a loop to Walderslade Woods ???   Especially as we are Kent County Council area Maidstone rural North.

Additionally there is no bus to Blue Bell Hill to get to the crematorium which two people were doing on the bus into Maidstone just before Christmas.

Do you have any alternatives . With two knees needing replacement and other health issues communities are being cut off from using public transport which I understood was the desired modal shift.

We already lost the Park and Ride services. To lose the bus is now forcing more cars to drive into the town, especially as banks shut in Walderslade a few years ago.

Could you please raise our concerns.

Thanking you

**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 February 2024**

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|  | **Date**  | **Parish Area** | **Road** | **Description** | **Current Status** |
| 1. | 13/11/23 | Walderslade | Impton Lane | Clerk asked to write to East Kent recycling to ask them to stop using Impton Lane to store their skips and trailers. Clerk also to contact Environment Agency about this. | Letter sent 6/12/23. No response received |
| 2. | 13/11/23 | Walderslade | Restricted byway off Impton Lane | Clerk to contact Footpaths Officer about installing a motorbike inhibitor. | Request made |
| 3. | 13/11/23 | Weavering | Path adjacent to Weavering village hall | Resident had reported path as being unlevel and hard to navigate. Clerk to ask Parish Caretaker to investigate and see if this was something he could fix. | Verbal update to be given at the meeting. |
| 4. | 13/11/23 | South | Boxley Road | Add the installation of signs warning how narrow The Street in Boxley village gets at the Penenden Heath roundabout before vehicles turn into Boxley Road. | Added to HIP |
| 5. | 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. |
| 6. | 9/10/23 | Walderslade | Autumn Glade | Clerk asked to add parking to the next Environment Committee meeting for discussion. | No further contact from resident. |
|  | 9/10/23 | All | All | Joint Highways group with other parishes. Clerk asked to contact to obtain more information. | First meeting being held 2 February |

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|  | 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~~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. |