

BOXLEY PARISH COUNCIL

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To All Members of the Council, press and public.

7th November 2011

There will be a meeting of the **Environment Committee** on **Monday 14th November 2011** at **Beechen Hall, Wildfell Close, Walderslade** commencing at 7.30 pm when it is proposed to transact the following business;

1. **Declaration of Interest or Lobbying.** (7.30)
Members are required to declare any interests or lobbying on items in this agenda.

2. **Apologies and absences** (7.31)
To receive and accept apologies for absence.

To adjourn to allow members of the public to address the meeting.

3. **Minutes of the Meetings of 3rd and 10th October 2011.** (7:32)
To consider the minutes of the meetings and if in order to sign as a true record (already circulated).

4. **Penhurst Close Pre Application discussion.** (7.34)
To receive information from Wards Homes.

5. **Matters Arising From Minutes.** (8.00)
5.1 Minute 2342/4.1 Boxley Road & Beechen Bank Road speed limit. A detailed costing for the work has been received see report (page 4).
5.2 Minute 2342/4.2 Inconsiderate parking Walderslade Village/Boxley Road. Cllr Pepper was arranging to discuss the matter again with the Walderslade PCSO. Cllr Wendy Hinder was arranging to contact the Medway Councillor.

To adjourn to allow members of the public to address the meeting. (8.06)

6. **Planning Applications and Appeals for Consideration.** (8.16)
To consider planning applications. Members' are reminded to consider possible section 106 requests or to suggest any conditions.
MA/11/1349 erection of 1no replacement dwelling with detached garage and associated works at Glenside, Boxley Road, Walderslade 21/11/11.

MA/11/1601 change of use of land to garden land and erection of fencing adjacent to Chatham Road at 2 Pilgrims View, Sandling 18/11/11. *Clerk's comment: members considered this area under their sale of land policy and choose not to block the sale by KCC.*

MA/11/1702 change of use of unit to motor vehicle sales and show room (Sui generis) including replacement roof, installation of shop front and internal passenger lift (with external housing), creation of ramped access to the front and rear, installation of a pump inversion air conditioning systems and alterations to fenestration

MA/11/1702 advertisement consent for 1no internally illuminated fascia sign, 1no internally illuminated totem sign, 1no painted logo sign and 1no vinyl logo sign to front entrance roller shutter at Unit A Aylesford Wharf, Forstal Road 17/11/11.

MA/11/1747 application to vary condition 6 of planning application MA/03/1417 (outline application for a detached bungalow) to allow the use of garage as additional living accommodation at Westwood, Boxley Road, Walderslade 23/11/11.

MA/11/1759 single storey front extension at 6 Shearers Close, Grove Green 213/11/11.

TA/0157/11 application to crown lift branches overhanging the rear garden of 56 and 58 Bargrove Road to give a ground clearance of no more than 3m. Cut back branches to give clearance of no more than 5m from the rear flank corner of 56 Bargrove Road. *Clerk comment: the tree is a Holm Oak and is situated in the garden of 3 Spindle Glade.*

7. **Planning applications taken to Planning Committee.** (8.20)
Planning rota – 24th November – Cllr Pepper, 15th December Cllr Wendy Hinder.
MA/10/1627 Erection of new dwelling at land off Beechen Bank, Boxley Road. Returned to MBC Planning Committee 3rd November 2011, refused by committee.

8. **Planning Applications and appeal decisions.** (8.26)
To note the Maidstone Borough Council's planning application decisions and Secretary of State's appeal decisions. Asterisk * indicates decision contrary to parish council views.

MA/11/0779 – Hollymead, 38 Franklin Drive – Erection of a first floor side extension, conversion of existing garage to living accommodation and erection of a new garage to front elevation. **Dismissed by the planning inspectorate on 31/10/11.**

10/1627 REFUSED

9. **Walderslade Woods and Volunteer Group** (8.28)
To receive a report and an update on the group.

10. **Highways and Byways.** (8.35)
10.1 Winter farmer snow clearance routes see report (page 5).
10.2 Grovewood Drive North. The planned thin resurfacing did not take place it has now been rescheduled to start in March; the delay is because this is a weather sensitive job.
10.3 Hospital construction, MBC has supplied details of the contractors for the work and the company will be setting up a website to keep the public informed. The parish office is arranging too contact the person responsible for the day to day operations and will also arrange for the Highway Steward to be introduced.

11. **Neighbourhood Development Plans.** (9.00)
11.1 Boxley Village see report (page 4 - 5)
11.2 Grove Green details will be sent on in the post.
11.3 Rural area details will be sent on in the post.

12. **Policy and procedures review.** (9.15)
Section 106 wish list (6 month review) see report (page 5 - 6)

14. **Budget 2012/2013.** (9.23)
14.1 To consider the draft budget (enclosed for members)

14.2 Sheltered seating. A review of whether to supply such a structure was due in 2012/13. Do members still consider this as a suitable project?

15 **Matters for information.** (9.28)

15.1 Water metering update (page 6 - 7)

15.2 **Consultation Neighbourhood Planning.** Deadline for response is 5th January 2012 – Parish Council meeting 07/11/11 has information on KALC training on communities and neighbourhood planning and to allow further information to be received this item will be on the December 2012 agenda.

16 **Next Meeting.** (9.30)

Next environment meetings 12th December 2011 (full) at Beechen Hall commencing at 7.30 p.m.

In view of the confidential nature (personal details and data) on the Enforcement item about to be transacted, it is advisable that the public and press will be excluded from the meeting for the duration of or part of the item.

17 **Enforcement and Section 106 updates from MBC.** (9.31)

To consider a confidential update, enclosed for members.

Request for an update sent 29/09/11 reminder sent 21/10/11

Clerk to Boxley Parish Council

In agreement with policy the committee meeting is due to stop at 9.30 p.m. The Chairman has discretionary powers to extend by half an hour to 10.00 p.m.

Item 5.1 Boxley Road & Beechen Bank Road speed limit. *Purpose of report: to consider information and to agree whether to release budget.*

The detailed costs have been submitted as follows;
Preliminaries (erection, dismantling & servicing of a portable office/welfare unit, information board) £165.44.
High friction surfacing hot type 1 red colour £1,048.74.
Traffic signs and road markings £1,334.65.
Traffic Regulations Order £650.00
Total £3,198.83.

Cllr Pepper asked for an investigation into more road surface roundels on the long stretch of road however the response to this suggestion was "We can only put roundels on the carriageway at locations where there is no street lighting. The highway code states that all roads with street lighting are subsequent to a 30mph speed limit unless signed otherwise".

Item 10.1 Winter farmer snow clearance routes. *Purpose of report: to consider information and to identify any amendments.*

The office has previously supplied KCC with suggested farmer clearance routes for Lordswood and Walderslade and a map will be available to consult at the meeting. The office is still awaiting confirmation that there is farmer snow clearance routes for the remainder of the parish and information will be supplied at the meeting.

The primary and secondary salting routes are available to consult on the KCC website.

Item 11.1 Rough Draft 'NDP' Boxley Village. *Purpose of report: to consider information and to identify any amendments.*

History.

The 'centre' of Boxley Village dates back to 825AD and has many Grade II Listed buildings in the Conservation area (appendix???)

The village is close to the North Downs escarpment and on/just north of the natural spring line. It is nestled in the rolling chalk based landscape that has been created over hundreds of years by man, the original wooded areas having been cleared for sheep grazing. This document deals with the village, the surrounding areas being covered by a further document.

Residential.

Small scale development has been on-going since the first part of the village was built. The creation of the North Downs Area of Outstanding Natural Beauty has stopped any large scale residential development and the village remains small in size.

Residential. The Council would welcome the creation of a village envelope to stop any additional residential development. The village has few young families (due to the cost of housing) and with no local school or facilities it is highly unlikely that it has retained any families that have lived in the village for generations and there is thought to be little scope for low cost housing.

A few properties within the conservation area have large gardens but it is considered that no 'in filling' should be allowed and all the gardens within the village should be classified as greenfield sites.

Outside of the conservation area the houses generally originate from the late 19th and early 20th century.

Industry and commerce.

There is little industry within the village however there are some tenant farmers and a few bed and breakfast establishments.

The European School of Osteopathy has its main training facility based at Boxley House and students (it has a large international contingency) travel in from outside the area.

Industry. The Council considers that there is no/little scope for developing any industry within the village. Some minor cottage type industry probably exists but the only vacant agricultural buildings have recently had planning permission to be developed for residential properties as they were not viable for industry/agricultural use.

Environmental.

The village is surrounded by the Kent Downs Area of Outstanding Natural Beauty. Within the village there are a few small areas that are semi wild but these are private land.

Facilities and Services.

The village does not have a shop but it does have a public house The Kings Arms.

There are no formal play areas for children/residents. A village green (designated 1970) exists but it is unsuitable for play as it is very small and adjacent to a busy road. Residents use the local facilities at Pendenden Heath or travel into Maidstone.

The bus service linking the village to Maidstone and Medway Towns is poor with only 1 bus company (Nu Venture) running a limited (10 per day) service.

The village is served by St Mary and All Saints Church and the church owns a small parish hall within the village. There are few local clubs as a) the village is too small to support outside groups and b) there is a lack of car parking opportunities in the village.

Residents have to travel out of the village for doctors, dentist, education etc.

Facilities and services. The Parish Council would like to see play facilities and additional village parking but has so far failed to purchase/lease land to facilitate this.

Item 12 Boxley Parish Council wish list for section 106's and improvements.

Purpose of report: to consider information and to identify any changes.

Grove Green and surrounding area.

- Lighting for PROW KH2.
- Mini roundabout or improvements at junction Grovewood Drive South and New Cut.
- Improvements to roundabout or junction at Maidstone Studio roundabout/Grovewood Drive north (reduce height of roundabout/yellow hatching/traffic lights?).
- Additional lining to traffic approaching from Notcutts roundabout so it has to slow/stop at the television studios roundabout.
- Improvements to width of Grovewood Drive North. Including a proper pedestrian refuge.
- Vinters Valley Park Nature Reserve would always benefit from funding.
- Improvements to traffic facilities in surrounding road system to alleviate congestion problems.
- Traffic calming for Provender Way should be considered.
- Contributions towards play areas existing and new.
- Traffic lights on roundabouts around Grove Green/new cut/M20 to assist traffic flows.
- Community facilities for youth at any residential area.
- Improvements to Weaving Street to make it more pedestrian friendly.

Village Halls. Sandling, Grove Green and Weaving Village Hall could also do with some support.

Beechen Hall/parish office might benefit from development/expansion.

Walderslade/Lordswood

- Missing footway Impton Lane.
- Improvement to footway around the Boxley Road/Walderslade Woods Road roundabout (this will need investigation)
- Repair to wooden sound barrier fence at Wildfell Close.
- Walderslade Amenity Woods improvements and additions.
- Community facilities for children/youth at any residential area
- Westfield Sole Road – additional passing places and/or footway. Funding might be possible from any development on the Wards land on Westfield Sole Road and Gleamingwood Drive. Whilst this would not be possible for the total length of Westfield Sole Road it might possibly do some lengths of the road. If land is developed at Gleamingwood Drive then the request could be for a footway at the back of the development (Gleamingwood Drive already has a footway on one side).

Other.

- Land anywhere in the parish that is adjacent to Boxley, Walderslade, Lordswood and Sandling. Play areas on this land if possible as they all suffer from lack of facilities.
- Contributions to schools to improve facilities, additional spaces etc.
- Community facilities for youth at any residential area e.g. Grove Green and Walderslade.
- Dual carriageway outside Maidstone Crematorium and Nottcutts.
- Creation of a PROW across strategic gap between Bearsted Street and footbridge over M20 at Hockers Lane (14.04.08).
- Roundabouts are to be named when replacement signs are erected. Agreed by KCC and MBC
Roundabout at New Cut Road/Bearsted Road - **Weaving Heath.**
Roundabout outside Maidstone Studios - **Grove Green.**
Roundabout at New Cut/Lodge Road - **Lodge Road.**
Roundabout on Bearsted Road/A249 - **Newnham.**
- Upgrade/additional passing places on Tyland Lane, Boarley Lane and Grange Lane (10.11.08)
- Provision of allotments somewhere in the parish. (20.04.09)

Members' **agreed** that this list should be annually reviewed or earlier if necessary.

Item 15.1 Southern Water's metering programme. Purpose of report: information.

e-mail dated 14.10.11

Re: Southern Water's metering programme

I am writing to update you with important information on Southern Water's metering programme. More than 90,000 new meters have been installed since the scheme began in earnest in late 2010, across Southampton in Hampshire, the Horsham and Arun districts, as well as Crawley in West Sussex and the Medway area in Kent.

In late July 2011, we began switching customers with new meters onto metered charges, with the first six month bills set to be issued from early 2012.

We will shortly start sending customers an interim letter explaining how much water the household has used in the three months since they were switched to metered charges and, based on that three month meter reading, how much their first six month metered bill is likely to be.

As households move to metered charges, about half will see their bills go down and half will see an increase. This is because at the moment, water bills are based on the rateable value of the house, whereas on a meter they are based on the amount of water people use.

Working closely with the water industry regulator, Ofwat, we have developed a range of tariffs to give people time to adapt to metered charges and make sure that water bills remain affordable for everyone.

We have identified more than 100,000 customers across our service area to whom we are offering additional assistance with their water meter and bills, including the offer of free water and energy use checks (Home Saver Checks) and more information on the tariffs and support available. We look to contact these customers directly when installing their water meters.

Please find attached further details on our range of tariffs, as well as the other measures we have in place to help our customers to save water, energy and money.

We would be happy to provide any further information you may want, as well as a face to face briefing.

Kind regards

Sent on behalf of **Darren Bentham**

Director, Universal Metering Programme

Southern Water