



BOXLEY PARISH COUNCIL

www.boxleyparishcouncil.org.uk

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To All Members of the Council, press and the public.

26 July, 2013

There will be a meeting of the **Environment Committee** on **Thursday 1 August 2013** at **Beechen Hall, Wildfell Close, Walderslade** commencing at 7.30 pm when it is proposed to transact the following business;

1. **Apologies and absences** (7.30)
To receive and accept apologies for absence.
2. **Declaration of Interest or Lobbying.** (7.31)
Members are required to declare any interests, requests for dispensation, lobbying or changes to the Register of Interests.
3. **Minutes of the Meeting of 3 June and 8 July 2013.** (7.33)
To consider the minutes (attached pages 3 - 7) of the meetings and if in order to sign as a true record.

To adjourn to allow members of the public to address the meeting. (7.38)

4. **Land of Impton Lane.** (7.48)
Representatives of the land owners (Kitewood previously known as Cascade) have asked to speak to the committee about the land that they own at the west junction of Impton Lane.
5. **Matters Arising From Minutes.** (8.20)
 - 5.1 Minute 2553/5.1 Maidstone Studios; Maidstone Studios have confirmed that they will use the electronic signs to warn of events and congestion but declined the request to place at A board at the entrance.
 - 5.2 Minute 2553/5.2 Quad bike; five entrances at the open space can have measures put in place to slow down bikes. The parish council will cover the cost of installation (£1,679) with MBC purchasing/supplying materials etc. (£2,092). As the cost to BPC was within the budget of £1,800 the work has been authorised.
 - 5.3 Minute 2553/5.3 Community Infrastructure Levy; Maidstone KALC will be taking this up with MBC. This item will be returned to the agenda as the situation develops or changes.
 - 5.4 Minute 2545/7.1 Neighbourhood Area consultation: this closed on 23 July and a report is now produced for an MBC Committee to consider adopting the Neighbourhood Area.
 - 5.5 Minute 2546/12.2 Changes to Permitted Development Legislation for businesses. A summary will be provided as soon as office time allows.
 - 5.6 Minute 2554/9.1 Local Green Spaces and historic sites. Details of the parish council's concerns have been sent to the Opposition Party at MBC and Maidstone KALC is also investigating the issue. This item will be returned to the agenda as the situation develops or changes.
 - 5.7 Minute 2554/9.2 Land south of Forstal Road: The Cobtree Trust Committee agreed in principle the submission of the land as a potential development site. This item will be returned to the agenda as the situation develops or changes.

6. **Planning Applications and Appeals for Consideration.** (8.14)
See attached list (page 7).
7. **Planning Applications and Appeals Decisions** (8.30)
To receive details of any information received.
8. **Matters for information.** (8.45)
Street Farm, The Street, Boxley. Development has started but a number of non-compliance issues have come to light and these have been reported by the parish office to the relevant authorities and the situation will be monitored.
9. **Next Meeting.** (8.47)
Next full environment meeting 9 September 2013 at Beechen Hall commencing at 7.30 p.m. Items for the agenda must be with the parish office no later than 30 August 2013.

Pauline Bowdery
Clerk to Boxley Parish Council.

In accordance with policy the meeting should close no later than 9.30 pm but the Chairman has devolved powers to extend it by 30 minutes.

Items to be returned to agenda: Minute 2492/4.2 (10/12/12) PRow Round Wood valley, return to agenda December 2013.

**REPORTS ATTACHED TO ENVIRONMENT COMMITTEE AGENDA 1 AUGUST 2013.
Members are reminded that the Chairman will assume that
these papers have been read prior to the meeting.**

Item 3. Minutes of the Meeting of 3 June and 8 July 2013.

Minutes of the Environment Committee on Monday 3 June 2013, at the European School of Osteopathy commencing at 8.29 p.m.

Councillors present: Mr P Dengate (Chairman), Mrs P Brooks, Mr Ivor Davies, Mr A Springate, and Mrs M Waller together with Cllr Vic Davies, the Clerk and two members of the public.

1. Declaration of Interests or Lobbying.

There were no declarations.

2. Apologies and absences

Cllr D Holmes (work), Cllrs B and W Hinder (holiday) and Cllr Spain (unwell).

The meeting was not adjourned as no member of the public wished to speak.

Cllr Vic Davies notified members that he had been approached by a resident about the installation of a bin. He was advised to refer the resident to the MBC website and for them to contact the parish office if they had any problems.

3. Planning Applications and Appeals for Consideration

The following decisions were **ratified**:

3.1 Street Trading Consent application by Mrs Lynn Kehily to sell hot and cold food food/drinks in St. Michaels Close, Aylesford Industrial Park.

Do not wish to object.

3.2 MA/13/0323 An application for listed building consent for conversion of existing first floor en-suite w.c. to shower room and installation of new w.c. at first floor level, removal of existing timber balustrade to mezzanine level and replacement with glazed screen, removal of existing stairs to mezzanine and replacement of two new spiral stairs to afford mezzanine and roof void access to create additional bedroom and installation of five conservation roof lights to the south elevation at 2 Weaving Manor, Weaving Street.

Do not wish to object but have concerns that the proposed internal alterations will affect the overall character of the interior of the property. However the Parish Council respects the views of the listed buildings officer.

3.3 MA/13/0533 Alterations to garage including reduction in depth to bring building within curtilage of dwelling house and erection of extension to front elevation at 1 Tollgate Way, Sandling. *Wished to see approved*

3.4 MA/13/0553 Listed building consent is sought for the insertion of 3 conservation roof lights to north sloping roof and 1 to the east facing slope together with the insertion of a window to the front western elevation and partitions on the first and second floors to create 2 bedrooms and a bathroom at Barn Cottage, Boxley Road, Boxley. *Do not wish to object but defer to the views of the listed buildings officer.*

3.5 MA/13/0568 Installation of 3 roller shutter doors to the south elevation and 2 to east elevation at Unit GG and HH, St Michaels Close, Aylesford.

Do not wish to object.

3.6 MA/13/0595 Erection of single storey oak-framed orangery extension at Abbey Farm, Boarley Lane, Sandling. *Do not wish to object.*

3.7 MA/13/0617 Listed Building Consent for the erection of single storey oak-framed orangery extension at Abbey Farm, Boarley Lane, Sandling. *Do not wish to object.*

3.8 MA/13/0661 An application for the prior approval of the local planning authority for the installation of a 15m monopole to replace existing monopole along with additional ground based cabinets and ancillary development at Land South of J7 M20, Sittingbourne Road. *Do not wish to comment.*

3.9 MA/13/0685 – Erection of a rear conservatory at Auchlinsky, Tyland Lane, Sandling, Maidstone, Kent. *Do not wish to object.*

3.10 TA/0045/13 Boxley Conservation Area notification to fell a yew tree at St Marys and All Saints Church, The Street, Boxley. *Do not wish to object.*

3.11 TA/0053/13 - Tree preservation Order application: TPO No.1 1969 an application for consent to crown lift one Hornbeam tree up to 5 metres above ground level, reduce height by 20% to 10 meters above ground level and thin canopy by 15%, focusing on dead wood and conflicting branches at 25 Goldstone Walk, Walderslade.
Unable to comment due to lack of information and defer to Landscape Officer's view.

3.12 TA/0057/13 – Tree Preservation Order application No 1 of 1969 an application for consent to fell one sweet chestnut tree at 7 Goldstone Walk, Walderslade.
Do not wish to object and defer to Landscape Officer's view.

3.13 Cllr Springate notified members that he felt this was not the response agreed by members. It was **agreed** that the Clerk would consult the notes of the meeting and e-mail members. The deadline for response would also be checked. **Action; parish office.**

TA/0060/13 – Conservation area notification: Grove Green conservation area notification of intention to fell one Cedrus Deodara and Robinia Frisia at Grove Green Cottage, Grove Green.
Do not wish to object and defer to Landscape Officer's view.

3.14 MA/12/2314 Next Application at Eclipse Park: It was **noted** that the application had been referral to the 6 June MBC Planning Committee as it was controversial and contrary to the Maidstone Boroughwide Local Plan. The recommendation for refusal included reference to the MBC interim policy on the adjacent Newnham Park which included retail provision. After discussion it was **agreed** that the parish council would not send a representative to the meeting and that there was no need to notify the Planning Committee Chairman of this.

4. **Next Meeting.**

Next Environment meeting 10 June 2013 at Beechen Hall commencing at 7.30 p.m.

Meeting closed at 8.49 pm.

Minutes of the Environment Committee on Monday 8 July 2013 at Beechen Hall, Wildfell Close, Walderslade commencing at 7.30 p.m.

Councillors present: Mrs W Hinder (Chairman), Mrs P Brooks, Mr I Davies, Mr P Dengate, Mr B Hinder, Mr A Springate and Mrs M Waller together with the Clerk and Assistant Clerk and a representative for Vinters Valley Nature Reserve.

1. **Apologies and absences**

Cllr Holmes (work) and Cllr Spain (WI meeting).

2. **Declaration of Interest or Lobbying.**

Cllr Dengate declared that he was pre-determined on planning application MC/13/1549. All Councillors' present had been lobbied on MC/13/1549. Cllrs Brooks,

Davies, Dengate and Bob Hinder as members of the estates committee declared an interest in planning application MA/13/1020.

3. Development at Newnham Park.

A presentation on the proposed development was received from David and Alex Hicken of DHA. They had covered points that had been highlighted by the Parish Council as potential issues and these included:

- Increase in traffic
- Parking/park & ride
- Water run-off and stream
- Sustainability/Renewable energy

Arrangements will be made for a site visit. **Action Office.**

The meeting adjourned at 8.30pm to allow DHA to leave. The meeting reconvened at 8.35pm and the Chair requested that Items 8 and 9 were brought forward and taken at this point.

4. Minutes of the Meeting of 10 June 2013.

The minutes were **agreed** and **signed** as a correct record. However 3 June were not available for signing and will be taken to the next environment meeting.

5. Matters Arising From Minutes.

- 5.1 Minute 2544/4.1 Maidstone Studios; Members **noted** the clerks report.
- 5.2 Minute 2544/4.2 Quad bike barriers; **Noted** the Clerk's report.
- 5.3 Minute 2544/12 Community Infrastructure Levy; Cllr Wendy Hinder reported that she is still awaiting a response from KALC and will submit a further request if she does not hear anything. **Action Cllr Wendy Hinder.**
- 5.4 Minute 2545/7.1 Neighbourhood Area consultation: deadline for responses 23 July 2013. **Noted.**
- 5.5 Minute 2546/12.2 Changes to Permitted Development Legislation. This has been deferred to the next environment meeting as the information was not available in time for the meeting.

The meeting was not adjourned as no members of the public were present.

6. Planning Applications and Appeals for Consideration.

6.1 MA/13/0827 erection of a two storey and single storey rear extension insertion of side and rear dormer windows and installation of a swimming pool (amendment to previous refused MA/12/2149).

In view of the planning officers previous decision and the fact that there has been no real significant changes members wished to see the application refused but not reported to the planning committee.

6.2 MA/13/0931 – An application to vary conditions 2, 3, 8, 14, 16 to allow a further 24 month period for submission and approval of details and to vary condition 5 to allow a further 9 month period for the submission and approval of details of MA10/2185 at White Cottage, Grange Lane, Sandling ME14 3DA.

Do not wish to object.

6.3 MA/13/1088 loft conversion at Glen Isla, Weaving Street ME14 5JR.

Do not wish to object.

6.4 TA/0067/13 application for consent to crown lift to approximately 6m above ground of 4 sweet chestnut and reduce crown by approximately 4-5m of 3 ash trees at 2 Goldstone Walk, Walderslade ME5 9QB.

Defer to the Landscape Officers view.

6.5 TA/0083/13 application for consent to remove 6 Hornbeam trees at 6 The Covert, Walderslade ME5 9JJ.

Defer to the Landscape Officers view.

6.6 MA/13/1086 – proposed single storey rear extension at 29 Shepherds Gate Drive, Weaving, Maidstone Kent ME14 5UU. *Do not wish to object.*

6.7 MA/13/1020 – installation of air extraction unit at Beechen Hall, Wildfell Close, Boxley, Kent, ME5 9RU. *Wished to see approved.*

6.8 TA/0091/13 Application for consent to crown reduce 1 Oak tree to leave canopy diameter of 6m at its broadest point; to thin its crown by 10% and to remove deadwood and epicormic growth at 12 Iris Close, Walderslade.
Defer to the Landscape Officers view.

6.9 MC/13/1549 Change of use from winter management depot for storage of salt and parking of seven gritters to an asbestos waste transfer station (resubmission of MC/12/3046) at Highways Depot, North Dane Way, Lordswood, Chatham, Kent ME5 8YE.
Wished to strongly object for the same reasons submitted in an earlier response on 13 February, 2013.

7. **Planning Applications and Appeals Decisions**

None submitted.

8. **Neighbourhood Development Plans.**

8.1 Consultation responses: This item was deferred to the next meeting in order for Clerk to produce a summary. **Action office.**

9. **Maidstone Borough Local Plan.**

9.1 Local Green Spaces and historic sites - **Received** the clerk's report concerning a letter from Cllr Fran Wilson asking for information on possible local green spaces and historic sites within the parish. Members **agreed** that the clerk compose a response.

9.2 Land South of Forstal Road - **Received** a report for the submission of land for economic development. It was **agreed** for the Clerk to lobby/brief the Cobtree Park Estate Committee on the status of the land and possible flooding issues. **Action Office.**

10. **Volunteer Groups.**

The Status Report for WWG July 2013 was **received** and **noted**.
The Status Report for FoBW July 2013 was **received** and **noted**.

11. **Highways and Byways.**

11.1 Crash Map. Members **noted** the clerk's report.

11.2 Junction improvements at Lordswood Lane. Members noted KCCH&T's response and requested further clarification on the terminology used for refusal and a reason why the request had failed. **Action Office.**

12. **Policy and procedures review.**

12.1 Annual Competency review – Members **agreed** for this to be deferred until the next meeting,

13. **Matters for information.**

13.1 Plot 4 Eclipse Site. **Noted.**

14. **Next Meeting.**

Members agreed not to have a meeting in August unless the need arises. Next full environment meeting 9 September 2013 at Beechen Hall commencing at 7.30 p.m.

As no members of the public and press were present there was no resolution to exclude them however it was recognised that a report to be given in the next item was confidential due to personal details and data.

15. Enforcement and Section 106 updates from MBC.

There were none.

Meeting closed at 9.25 pm.

Item 6 Planning Applications. *Purpose of report:* To consider planning applications. Members' are reminded to consider possible section 106 requests or to suggest any conditions.

MA/13/0274 An application for the conversion of church hall to dwelling at Boxley Church Hall, The Street, Boxley ME14 3DX.

MA/13/0910 An application for a side extension to ground and first floors including conversion of part of existing garage to living accommodation at 18 Olivine Close, Walderslade ME5 9NQ. 7/8/2013

MA/13/0857 Erection of a garage roof extension and installation of rear dormer window at 3 Mayfield Close, Walderslade ME5 9QZ. 12/8/2013

MA/13/1143 Variation of Condition 6 of MA/09/1569 to allow generator testing to be carried out on the third Saturday of each month for a period of four hours between 0900 hours and 1300 hours only and at no other time, for a temporary period of 18 months at Computer Sciences Corporation, Pegasus Place, Lodge Road ME14 5EH. 13/8/2013

MA/13/1158 Erection of a single storey rear conservatory at 78 Chatham Road, Sandling, Maidstone ME14 3BB. 12/8/2013

MA/13/1163 Outline application for the development of a medical campus comprising up to 98sqm of additional floor space (including additional hospital facilities, clinics, consultation rooms and a rehabilitation centre (classes C2/D1) education and training facility. 12/8/13.

Clerk's note: Members' attention is drawn to the above minutes for 8 July - item 3.

MA/13/1251 Erection of a first floor extension and porch and conversion of part of garage to habitable accommodation at 8 Grey Wethers, Sandling ME14 3DW. 21/8/13.

TA/0099/13 – Tree Preservation Order application: TPO No.1 of 1969: an application for consent to reduce height by 30% and reduce crown spread by 30% of 3 Hornbeams, 1 silver birch, 1 crab apple and 1 maple tree at 6 Travertine Road, Walderslade ME5 9LQ. 21/8/2013