



BOXLEY PARISH COUNCIL

www.boxleyparishcouncil.org.uk

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

13th May 2013

There will be a meeting of the **Environment Committee** on **Monday 20th May 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 8th and 15th April 2013.** (7:32)
To consider the minutes (previously circulated) of the meetings and if in order to sign as a true record.
4. **Matters Arising From Minutes.** (7.35)
 - 4.1 Minute 2525/4.1 Maidstone Studios, to receive a verbal update from the Cllr Hinder.
 - 4.2 Minute 2525/4.2 Quad bikes, see report (pages 3).
 - 4.3 Minute 2520/12 Community Infrastructure Levy; see report (pages 3).
 - 4.4 Minute 2526/6.1 MBC Planning Committee, responses to the Freedom of Information request and to the Clerk's e-mail are awaited.

To adjourn to allow members of the public to address the meeting. (7.45)

5. **Planning Applications and Appeals for Consideration.** (7.55)
See list (page 3-4).
A revised MBC Planning Committee attendance rota will be submitted to members at the meeting
6. **Planning Applications and Appeals Decisions** (8.15)
To receive details of any information received.
7. **Neighbourhood Development Plans.** (8.16)
 - 7.1 To receive an update on the current situation, see report (page 4).
 - 7.2 Erosion of green spaces, ancient woodland, water issues etc.: to receive report (page 4) and any feedback from members.
8. **Maidstone Borough Local Plan.** (8.26)
 - 8.1 Local Development Scheme consultation, see report (page 4).
 - 8.2 SHLAA/SED LAA call for sites, see report (page 4-5).
 - 8.3 Interim Approval of Maidstone Borough Local Plan Policies 13 March 2013, see report (page 5).
 - 8.4 Update from Michael Murphy, Principle Planning Officer: see report (page 5-6)
9. **Volunteer Groups.** (8.45)
To receive reports on the various groups.

10. **Highways and Byways.** (8.52)
To consider any issues raised by Councillors or the residents, see report (page 6).
11. **Policy and procedures review.** (8.50)
BPC Planning information leaflet: if office time allows a draft version will be submitted to members before the meeting.
12. **Matters for information.** (9.00)
KCC A20 Statutory Quality Partnership Scheme (SQPS) – Consultation, see report (page 6).
13. **Next Meeting.** (9.05)
Next full environment meeting 10th June 2013 at Beechen Hall commencing at 7.30 p.m. Items for the agenda must be with the parish office no later than 2nd June 2013.

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.

14. **Enforcement and Section 106 updates from MBC.** (9.06)
To consider, if any received, confidential updates.

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 20 MAY 2013.

Members are reminded that the Chairman will assume that these papers have been read prior to the meeting.

Item 4. Matters arising from minutes. *Purpose of report: information and if required identification of further action.*

4.2 Quad bikes. A further site meeting was requested by MBC and subsequently it became apparent that the only design that was possible for the first entrance was a small section of fence and a motorbike inhibitor type structure. Another two entrances were also visited and both are suitable for a 'chicane'; a fourth area will require some missing fencing to be installed. The office is now contacting the houses immediately adjacent to entrances two, three and four. MBC has now suggested that the parish council pay for installation; if members agree the Clerk will liaise with MBC and arrange as much work as possible with the £1,800 earmarked for the work and then return to the Environment Committee with a report.

4.3 Community Infrastructure Levy. MBC has just released the timetable for production of the CIL and expects to undertake a public consultation during the winter of 2013. Due to the adoption of SS1, SS2 and SS4 (see item 8) this delay has possible financial impact (loss of some CIL income) for parishes and clarification is being sought from MBC.

Item 5 Planning Applications. *Purpose of report: To consider planning applications. Members' are reminded to consider possible section 106 requests or to suggest any conditions.*

Street Trading Consent application received from Mrs Lynn Kehily to sell hot and cold food/drinks from her catering trailer in St. Michaels Close, Aylesford Industrial Park. Advice from MBC was "she has not enclosed a plan with this renewal, however she intends to trade from the exactly the same site as previous years, there have been no changes". To ratify the Clerk's decision, after consultation with committee members, 'do not wish to object'.

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 ME14 5JJ. 30/5/2013

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 ME14 3DF. 4/6/2013

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 ME14 3DN. 22/5/2013

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 ME20 BU. 28/5/2013

MA/13/0617 Listed Building Consent for the erection of single storey oak-framed orangery extension at Abbey Farm, Boarley Lane, Sandling ME14 3BT. 23/5/2013

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.
27/5/2013

TA/0032/13 – Tree preservation order application: TPO No1 of 1969: an application for consent to fell 2 Hornbeams and coppice to ground level 1 Hornbeam at 13 Saracen Fields, Walderslade ME5 9DG.
4/6/2013

TA/0045/13 Boxley Conservation Area notification to fell a yew tree at St Marys and All Saints Church, The Street, Boxley ME14 3DX.
To ratify the Assistant Clerk's decision, after consultation with committee members, 'do not wish to object'.

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 ME5 9QB.
30/5/2013

Item 7 Neighbourhood Development Plans. *Purpose of report: Discussion and if required identification of further action.*

- 7.1 MBC has been notified of the parish council's wish to develop a neighbourhood plan and the relevant letter and suggested dates for the consultation on the Neighbourhood Area has been submitted. An update will be provided at the meeting. A report on the working group meeting on Tuesday 14 May to discuss the 'draft audit of the parish' document will be provided to members. The aim of the discussion on the 14 May is to identify information that will be submitted to the Environment Committee for approval to take to the meeting with MBC on 21 May 2013. MBC is requesting local knowledge see item 8.2.
- 7.2 Local Green Spaces. MBC have responded to the parish's request for Beechen Bank ALLI to be classified as a green open space with as 'holding' letter whilst they investigate how it can be done.

Item 8 Neighbourhood Development Plans. *Purpose of report: Discussion and if required identification of further action.*

8.1 MBC Local Development Scheme 2013-15. This document, now available from the MBC website or parish office, is a project plan that sets the timetable for the production of the Maidstone Borough Local Plan (MBLP). The document also contains other information that might be of interest to members such as explanations of the various types of documents related to the local plan.

8.2 SHLAA/SEDLAA call for sites.

The following has been released by MBC as submissions in the call for sites; it does not necessarily mean that these sites will be developed. The MBC arranged 'drop in session' on Tues 21 May will be attended by representatives of the council. The results of the assessments, including consultations with parish councils where appropriate, will result in a number of sites being recommended for allocation in the Maidstone Borough Local Plan. The recommended site allocations will be considered by Cabinet in September 2013.

HO-12 Housing Land at Westfield Sole Road Boxley, Boxley, number of dwelling 500
site size 0.12 ha

HO-146 Housing Lordswood urban extension, west of Sindals Lane and north of Westfield Sole Road Boxley, Boxley, number of dwelling 250-300, site size 136.73 ha

HO-26 Housing Rochester Meadow, Old Chatham Road, Sandling Boxley, Boxley, number of dwelling 25, site size 7.25 ha
HO-69 Housing Land at Penenden Heath, west of Eclipse Business Park Boxley, Boxley / Maidstone, number of dwelling 70, site size 31.59 ha
HO-86 Housing Grove Lodge, New Cut Road Boxley, Boxley, number of dwelling 3-8, site size 0.14 ha
HO2-185 Housing Land between M2 and Lidsing Road Boxley Boxley, number of dwelling Not specified site size 19.18 ha

Call for Sites - Phase 2 Submissions

Economic Development

ED2-18 Development proposed Not specified. Land at Westfield Sole Road Boxley Boxley. Floorspace proposed Not specified site size 0.8 ha

ED2-19 Not specified Land at Cobtree Forstal, Forstal Road, Aylesford Boxley Boxley. Floorspace proposed Not specified, site size 10.87 ha

8.3 Interim Approval of Maidstone Borough Local Plan Policies. This document includes;

- Draft amended policies, which will be subject to a further round of public consultation in October 2013, on presumption in favour of sustainable development (NPPF1), Countryside (CS5), Sustainable design and development (CS6), Sustainable transport (CS7), Economic development (CS8), Housing mix (CS9), Local housing needs (CS11), Gypsy and Traveller accommodation (CS12), Historic and Natural Environment (CS13), Infrastructure delivery (CS14)
- Adopted policies. Cabinet has adopted, as interim policy, the strategic housing and employment site allocation policies for development management decisions and included in the list are the development areas to the North West (SS1) and South East (SS2) of the Maidstone Urban area. The South East area includes Newnham Park (SS4) and the large developments just past the parish. Concern was raised by BPC about the traffic impact from the other developments but as members are aware the integrated transport strategy was not passed and a new draft has not yet been submitted by MBC. Newnham Park and the SS1 and SS2 policies are now a material planning consideration for any planning applications.

Clarification has been sought from MBC and also www.pas.gov.uk (Planning advisory service) and the following is a summary of this investigation.

"From MBC – the interim policies will merge with the Core Strategy. The interim policies do not have as much weight as the existing local plan but do have some weight. The purpose of the interim policy is to protect the land by stating what can go on there". Further clarification is being requested as MBC has made statements about policies but not produced, for example the Integrated Transport Strategy, so there is no real information on how it can or will implement the policy.

"From PAS. If the Core Strategy is found unsound by the planning inspectorate then it fails. There is debate about whether emerging but not examined Local Plans carry any weight and the consensus appears to be that no-one really knows but it is likely that the further a Development Plan Document gets into the system of consultation and examination the more weight it would gain. A 2009 DCLG letter to City of Westminster also supports this view but ultimately it also seems to say that it is up to the LPA to actually decide on the weight."

Clerk's comment: There is some outstanding work relating to this item as I want to check the policies that have been adopted in the interim against the policies submitted for consultation.

8.5 Received from Michael Murphy, Principle Planning Officer.

"Now that the National Planning Policy Framework (NPPF) transitional period has passed, I'm hoping the following will prove helpful towards gaining an understanding of how the current planning framework is being applied in practice.

Relationship between NPPF and Local Plan

The NPPF does not change the statutory status of the development plan as the starting point for decision making. For example, proposed development that accords with an up-to-date local plan should be approved and proposed development that conflicts should be refused, unless other material considerations indicate otherwise in both cases. Where there is conflict between policies in the development plan and the NPPF, there is a presumption in favour of sustainable development unless other material considerations indicate otherwise

Emerging planning policies (e.g. those approved at Cabinet on March 13th) will gain more 'weight' as they progress through further public consultation. While this process is on-going, the saved policies of the Maidstone Borough Wide Local Plan (2000) and adopted Development Plan Documents (DPDs) remain the development plan policies upon which planning decisions are made.

5 year housing land supply

One current issue with the above is that planning applications are coming forward outside the development boundaries for the urban area and rural villages that will have to be assessed in the absence of a 5 year supply of deliverable housing land. However, the council is currently undertaking a new Strategic Housing Land Availability Assessment (SHLAA) in order to identify sites with potential for housing. This important part of the council's evidence base will form the basis for Local Plan site allocations.

New SHLAA

The SHLAA process is currently underway. Officers are gathering information on all the sites that have been put forward (+200), and all sites will undergo an independent Sustainability Appraisal (due to commence in May). While this assessment is on-going, officers will be in a position to discuss sites with the parish councils prior to beginning the process of determining the most suitable sites to accept for development in principle.

On the subject of discussing sites with parish councils, the intention is that officers will make themselves available to meet with parish councils over a number of days (most likely in late May). I will send an email to all parish councils elaborating on this in the near future".

Item 10 Highways and Byeways. *Purpose of report: information and decisions.*

- 10.1 KIMS roundabout construction. The construction of the actual roundabout has been brought forward and started early due to good progress on the services work. A letter is to be sent to all local residents explaining the situation but by doing this it has reduced the planned 12 weeks to 10 weeks work.
- 10.2 Boxley Road (South of village) potholes. The highway steward Craig Marsh notified the office (13/5/13) that he is arranging for some patching work to be done. Last year he requested funding for 'top layering' (potholes patched with a new thin surfacing, to make weatherproof, put on top) for the road south of the village but that this didn't get funding allocated. Another request is being put in but in the meantime he is arranging for the patching. Whilst he has said he would keep pressing for funding do members wish to write in support?

Item 12 Matters for information *Purpose of report: information.*

KCC A20 Statutory Quality Partnership Scheme (SQPS) – Consultation. Clerk's comment: This deals with the A20 to the west of Maidstone and is an agreement between KCC and Tonbridge and Malling. In view of this it is suggested that the parish council does not take part in the consultation.