

BOXLEY PARISH COUNCIL

www.boxleyparishcouncil.org.uk



Clerk – Mrs Pauline Bowdery
Assistant Clerk – Mrs Melanie Fooks
Tel – 01634 861237

Beechen Hall
Wildfell Close
Walderslade
Chatham
Kent ME5 9RU

E-mail – bowdery@boxleyparishcouncil.org.uk

12 August 2014

To All Members of the Council, press and public.

There will be a meeting of the **Environment Committee** on **Monday 18 August 2014** 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 Interests, dispensations, predetermination or Lobbying** (7.31)
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.
3. **Minutes of the Meetings of 14 July 2014** (7.32)
To consider the minutes of the meetings (previous circulated) and if in order to sign as a true record.
4. **Matters Arising From Minutes** (7.34)
 - 4.1 Minute 2663/10.5 Westfield Sole Road additional signage. KCCH&T has agreed to arrange 'unsuitable for HGV' signs to be placed at the ends of the road.
 - 4.2 Minute 2667/9.5 Speed limit Walderslade Woods Road. KCCH&T has been reminded that a response to why one end of the road is a 40 mph limit and the other end is not is still awaited.

To adjourn to allow members of the public to address the meeting (7.35)

5. **Planning Applications and Appeals for Consideration** (7.40)
See attached list (pages 3-5). For decision.
6. **Planning Decisions, Appeals and Appeals Decisions** (7.48)
To receive details of information received.
7. **Neighbourhood Development Plans** (8.00)
A report on the response is being submitted to the September Parish Council meeting.
8. **Volunteer Groups** (8.06)
To receive any reports from volunteer groups associated with the parish council. For information.
9. **Highways and Byways** (8.12)
 - 9.1 Part-night street lighting and vehicle break – ins, see report (pages 5-6).
 - 9.2 Bollards: cost of installation see report (page 6).
 - 9.3 Speed limit Grange Line. Deferred from July meeting as members asked for clarification before considering the item. The issue was raised by a resident at

the July Parish Council meeting and deferred onto the Environment Committee meeting.

10. **Policy and procedures review** (8.20)
None scheduled for this meeting.
11. **Proposed development at Gibraltar Farm** (8.21)
To consider what further action to take, see report (pages 6-8)
12. **Matters for information** (8.30)
 - 12.1 Medway Council Local Plan Consultation, see report (pages 8).
 - 12.2 MBC consultation on provision of taxi ranks in the town centre, see report (page 8).
13. **Next Meeting** (8.31)
Next full environment meeting 8 September 2014 at Beechen Hall commencing at 7.30 p.m. Items for the agenda must be with the parish office no later than 3 September 2014.

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** (8.32)
To consider, if any received, confidential updates.

Pauline Bowdery

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:

Dec 2014 Minute 2600/10.4 PROW Round Wood Valley, review the request to KCC PROW for it to be made a PROW. Minute 2639/4.1 Grovewood Drive North crossing improvements.

REPORTS ATTACHED TO ENVIRONMENT COMMITTEE AGENDA 18 August 2014.

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

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.

Clerk's explanation/reminder. Occasionally planning application decisions have to be made outside of a meeting and standing orders has a procedure on how this will operate: The response will be decided by a majority view and ratified at the next meeting; details of the application and the submitted response will be recorded in the agenda and members will be asked to formally ratify it. The fact the decision is taken outside of a meeting does not weaken the actual decision but if members prefer to have a face to face discussion standing orders makes provision for an extraordinary meeting. The Clerk also has a right to ask for a meeting if she feels the application is controversial.

Previous procedure is that when the item for ratification is reached it is voted through without a revisit to the issue.

MA/14/0387 Amended plans. Erection of a single storey rear extension at Highmill, Tyland Lane, Sandling. To ratify the Clerk's response after consultation with committee members.

Object. Wish to see refused due to the adverse impact on the neighbours due to loss of natural light to their property. Do not wish to see reported to the Planning Committee.

14/500290/FULL. Demolition of a number of disused temporary structures associated with Maidstone Studios and erection of 77 dwellings together with access, parking, garaging, landscaping and ancillary works on land to east of Maidstone Studios at The Maidstone Studios Vinters Business Park New Cut Road Maidstone Kent. *Deadline 31/07/14.* To ratify the Clerk's response after consultation with committee members (two abstentions to response letter, Cllr W Hinder and Cllr Waller).

Object.

The parish council wishes to see the application refused and reported to the planning committee on the following grounds:

- Lack of affordable housing provision.
- Lack of formal on-site play provision. The parish council would prefer on-site provision if not a contribution to the improvement or expansion of play provision at Grove Green.

In 2007 permission was granted for 142 dwellings, including affordable housing, and a strong part of the applicant's argument was that without development Maidstone Studios would not be a viable business. Seven years have passed and Maidstone Studios is still in business and has reinvented itself as a studio and business park. A confidential financial business plan has been submitted with the application and MBC is requested to closely scrutinise the document as it could be questioned whether the financial argument should be given any weight in the decision making process.

The parish council has concerns over:

- Impact on the education system and its ability to cope.
- Adverse impact on local highway infrastructure.
- Access to the studios and business park. This will be via a residential area and a large part of the approach to the new studio entrance is designed as a "pedestrian-orientated shared surface." With no visible footways, a shared paved surface and two ninety degree corners to navigate there is, it is considered, a real safety issue. Audiences attending events at Maidstone Studio will be well into the residential area when faced with no available parking at the actual studio site.

This will result in vehicles having to turn around or back up in a congested shared area bringing vehicles into conflict with pedestrians trying to access the studios or their homes. Studio 5 has a seated audience capacity of 1,200 with vehicles and pedestrians using the single entrance.

- Parking at the studios and business park. 235, down from 450, spaces will be available at the studio for staff and visitors. The current provision for 450 cars has previously proved inadequate for the studios resulting in obstructive on-street car parking in Grove Green. If the planning officer is minded to approve then the parish council requests a condition that prior to any development commencing that an agreement is made with MBC and the P&R bus service that a) the P&R can be used; b) that a bus shuttle service will serve Maidstone Studios; c) that funding is in place to subsidize/pay for this service for five years and d) no audience member will be admitted unless they can prove that they live within walking distance, have parked at the P&R or come by public transport. If MBC does not consider that this is a workable condition then perhaps it can come up with an alternative proposal.
- Noise pollution. Noise from audiences exiting the studios after an event will impact on residential homes. If one does not already exist then a condition dealing with operation times for the studios and business park should be imposed to ensure residents are not disturbed at night or early in the morning.
- Future pollution. If the planning officer is minded to permit the development then the parish council requests conditions to remove the Permitted Development Rights to stop any changes at the site without full planning permission. The location of the residential properties immediately adjacent to the site means that any permitted change that might involve additional traffic or machinery could introduce air and noise pollution with an unacceptable impact on the residents.

Section 106 funding.

The parish council welcomes the inclusion of section 106 funding for a pedestrian crossing but on such a busy road it asks that it be a light controlled crossing. It requests the provision of a formal play area on the site or a contribution to the improvement or expansion of play provision at Grove Green. Provision should also be made for signs stating "parking only available for residents" to be erected at the New Cut Road entrance.

The parish council is aware that Vinters Valley Trust is writing separately to MBC about the potential impact on Vinters Park, the adjacent Area of Local Landscape Importance and Historic Parkland that is run as a nature reserve.

The Parish Council would like the application reported to the Planning Committee.

14/500353/PNJCLA Flood risk assessment. Prior Notification to Nature Reserve, Change of use from offices (Class B1a) to residential use (Class C3) to five residential apartments at The Pump House Forstal Road Aylesford Kent ME20 7AH. To ratify the Clerk's response after consultation with committee members, *Noted the parish council defers to the views of the Environment Agency.*

14/500355/FULL/JAMO. Front extension to garage under part flat and part pitched tiled roof at 73 Lombardy Drive Maidstone Kent ME14 5TB. *Deadline 20 August 2014.*

14/500386/FULL/KEHO. Replacement single storey side extension to provide enlarged kitchen/dining area at Harbourland House, Boxley Road, Boxley Kent ME14 3DN. *Deadline 20 August 2014.*

14/500485/FULL14/500485/FULL. Occupational managers dwelling with accommodation on two floors at The Nursery Dunn Street Bredhurst Kent ME7 3NDThe Nursery Dunn Street Bredhurst Kent ME7 3ND. *Deadline 26 August 2014.*

14/500694/FULL/KAAL. Installation of Click & Collect locker facility located within the

store car park and associated works at Tesco Stores Ltd Minor Centre Grovewood Drive North Weaving. *Deadline 19 August 2014.*

14/500695/ADV/KAAL. Advert consent for non-illuminated signage to proposed Click and Collect facility and directional signage within store car park at Tesco Stores Ltd Minor Centre Grovewood Drive North Weaving. *Deadline 19 August 2014.*

14/500734/FULL. Erection of single storey rear extension to replace existing conservatory at 6 The Covert, Boxley Kent ME5 9JJ. *Deadline 25 August 2014.*

14/500773/FULL. Erection of single storey rear extension at 12 Wents Wood Weaving Kent ME14 5BL. *Deadline 18 August 2014.* To ratify the Clerk's response after consultation with committee members *Do not wish to object.*

14/501194/FULL. Erection of outbuilding in rear garden at 2 The Maltings, Weaving, Kent ME14 5UF. *Deadline 27 August 2014.*

14/501195/FULL. Erection of single storey garage at 28 Larchwood Close Boxley Kent ME5 8XB. *Deadline 19 August 2014.*

14/501240/FULL. Demolition of existing garages to allow for erection of detached dwelling and associated works at Land Adjacent 1 Bakery Cottages Chatham Road Sandling Kent ME14 3BE. *Deadline 19 August 2014.*

14/501387/FULL. Garage conversion at 33 Blacksmith Drive Weaving Kent ME14 5SZ *Deadline 1 September 2014.*

14/501511/FULL/RITI. Conversion of redundant farm building to dwelling at Street Farm, The Street Boxley, Kent ME14 3DR. *Deadline 20 August 2014.*
Councillors have been lobbied on this application.

14/501683/FULL. Single storey rear extension at 13 Granary Close Weaving Kent ME14 5UB. *Deadline 27 August 2014.*

14/501814/TPO/LOWE. Hornbeams x 2 (*Carpinus betulus*) To reduce canopies of trees back to previous reduction points, as agreed in July 2006 ref: TA/0080/06 and in September 2009 ref: TA/0118/09

Ash Tree (*Faxinus excelsior*) To reduce canopy of the tree back to previous reduction points, as agreed in September 2009 ref: TA/0118/09.

Location: 3 Round Wood Close Walderslade Kent ME5 9UL. *Deadline 18 August 2014.*
To ratify the Clerk's response after consultation with committee members *Do not wish to object defer to the views of the Landscape Officer.*

Item 9 Highways and Byeways. *Purpose of report:* Information/consideration.

Item 9.1 Part-night lighting.

The street light turn off in Walderslade has caused a reaction from a few residents who are against the part-night lighting and these residents have been referred to the County Council and their County Councillor. In July there was a sudden rise in street crime in the Walderslade and Blue Bell Hill area with break-ins to vehicles at properties. A resident has contacted the parish office (see below) as she was concerned, having been a victim. The complaints and comments she made have now been forwarded to the correct Council departments.

"I have today raised the following correspondence to Maidstone Council & Kent Police regarding issues of increased crime in the area, the concerns of local residents regarding this matter, plus their failure to repair boundary fences belonging to the

council which have been broken since Dec 13's storm damage leaving residential areas vulnerable & accessible to criminals. I have also addressed the issue of overgrown hedgerows in Forestdale Road, causing obstructions to drivers and pedestrians. This is also a contributing factor in aiding criminals who are targeting residential dwelling & vehicle as it's providing more areas in which to conceal themselves, thus avoiding detection.

I seek your advice & help in trying to address & resolve these issues for myself & local residents”.

Clerk's comment. In 2013 KCC undertook a public consultation on the part night lighting but despite the publicity, mainly by their website and press releases most residents were unaware of the proposal.

There is limited action the parish council can take but it can support residents and help them get their views known to the right people. The parish council could write to the County Councillor to state that residents have raised concerns about the part-time lighting and ask him whether KCC is monitoring the impact and particularly any rise in crime. If statistics show there is a rise in crime is KCC willing to consider reversing the decision to have part time night lighting in the affected area?

Item 9.2 Bollards: cost of installation.

A site visit identified that 16 bollards would be needed on the Boxley Road, Walderslade verge near its junction with Beechen Bank Road. One verge (reference verge A) already has bollards installed from the junction down to the footpath crossing point. The opposite verge (reference verge B) only has two bollards at the junction with Beechen Bank Road. The installation of 13 bollards on verge B would mirror verge A. Three bollards would be installed on verge B from the footpath crossing around the bend where grass erosion is evidence of on verge car parking.

MBC has previously quoted a price of £50 per bollard for installation and KCC permission would have to be obtained but it is unlikely this would be refused. The cost of the work would therefore be £800.00. The street maintenance budget is £2,500 of which £1,248 remains unallocated.

Item 11 Proposed development at Gibraltar Farm. Purpose of report: Information/decision.
--

ClIrr Dengate will ask members to consider the current situation and what, if any further action the parish council may want to become involved with or to instigate.

ClIrr Dengate's notes. Gibraltar Farm – Proposed Development of 500 Houses

I visited the public consultation at Lords Wood leisure Centre on the 09/05/2014 at 17.15, the meeting at the time was very busy.

This is a large development that spans from North Dane Way as far back as Elm court and from Lords Wood Leisure centre and as far south as far as Roots Wood.

I had an opportunity to view the presentation and talk to one of the developers\consultants and in my opinion some of the statements that were being made by the developers were easily challenged and I felt that this was more an exercise in gauging public opinion with a view to counteract those opinions\objections when the planning application is submitted.

The developer was of the opinion that Medway Council will initially object and refuse the application and they would then appeal the decision.

Some of the notable points that I identified.

Road Infrastructure

With the addition of 500 homes there is likely to be based on 1.7 cars per household an additional 850 cars on the road. These are likely to use already congested roads at peak times although their modelling software indicated that this wouldn't be the case I would argue that the software is flawed and doesn't take in sufficient number of variables to deal with driver habits.

No improvements to the surrounding roads were shown within the presentation although through my discussions it was indicated that S106 would be made available to Medway authority for such improvements.

No consideration on major junctions like the M2 were considered at both the Bluebell Hill and Gillingham junctions.

There is also the possibility that North Dane Way is likely to be extended to support the housing development needs, although not currently linked up to Walderslade Wood.

Health

Little or no consideration of the impact of potentially 2000 residents would have on the already overstretched local facilities at Lords Wood Healthy Living centre. Although there was discussions around financial assistance I would challenge how that funding would be utilised to minimise the appointment delays and access to facilities on the existing population plus the additional potential.

Schooling

The developer has already indicated under S106 that they have been in discussion with Medway authority around the introduction of a new primary school within the development area or financial assistance under S106 to the existing schools within the area.

Flooding

This was mentioned, however being located at the top of the capstone valley the likelihood of flooding is likely never to happen within the lifetime of the majority. However the run off caused by the covering of ground is likely to have an impact on the lower reached of the valley. (This current development is not likely to be the cause, it is likely to be caused because once this development is in other developments for the remainder of the valley is likely to follow.

Resources

This is likely to have an additional impact on natural resources as is any development of scale. There was no mention of grey water harvesting, solar heating or electricity, wind harvesting or other means to reduce the impact constrained reserves.

No assessment had been undertaken, were not visible at the consultation on manmade resource, Schools, hospitals, schools, etc.

Loss of natural habitat that will affect local wildlife and habitat.

Farm Land

There will be a loss of farm land that will in the future have a significant impact on this country's ability to feed itself, as it is we already have to import produce from overseas to maintain the subsistence of the UK.

Natural Woodland and Green Space

Trees and green space are very important commodities for the health and wellbeing of the existing population and residents for the area, and when lost to development there is no replacing of such areas. This development will need to consume some of that resource.

Industry

The development talks about the strategic location and access to local industry for employment prospects siting Lords Wood Industrial area as one such area within close proximity. These areas that they mention are very small and have limited employment opportunities, this development will primarily focus on the London Computer at best.

The recent Asbestos First (Asbestos waste transfer station) will ultimately be surrounded by housing on all sides if this development was to proceed an environmental disaster just waiting to happen, regardless to the failsafe's that are in place.

Public Transport

This was mentioned as being good and the developers see the residents making full use of the existing services. I agree the development is on primary bus routes, however there was no indication that these would be re-routed through the proposed development. If they were then this would impact the time taken

to get to key transport hubs, like Chatham town centre, Chatham and Gillingham Station; who wants to take up to hour to get to these locations?
No additional town parking consider to alleviate parking problems at key points e.g. railway stations.

Summary

There are numerous other reasons that this development is ill conceived and unsustainable and I'm sure others will find more reasons as time progresses. My biggest concern is that if this application for development is approved it will open the potential flood gates for other developers that have long looked at this and surrounding areas as ideal areas to extend the urban area of Lords Wood, one recent one that comes to mind is the proposed Lords Wood Urban extension that Maidstone Borough Council has recently rejected on the grounds of un-sustainability. A Facebook page has been set up to create public awareness; not 24hrs after the consultation there are already 360 likes for the page "Save Capstone valley". I actively encourage you all to visit the page to better understand the issues.

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

Item 12.1 Medway Council Local Plan Consultation. The draft Statement of Community Involvement and the draft Medway Housing Needs document is on the Medway website. The Clerk is monitoring the releases from Medway but these are a general policy statement and a statistical analyse and the Clerk does not consider that they warrant a response.

Item 12.2. MBC consultation on provision of taxi ranks in the town centre. MBC is currently reviewing taxi rank provision within the town centre and would like to hear the public's views on the current and future provision of ranks. The deadline for receiving responses is no later than 4.30pm on Friday 22 August 2014. Responses can be submitted via email to: licensing@maidstone.gov.uk or alternatively via post: **Taxi Rank Provision in Maidstone – Consultation.** Licensing Team, Maidstone Borough Council, Maidstone House, King Street, Maidstone, Kent ME15 6JQ