

BOXLEY PARISH COUNCIL

www.boxleyparishcouncil.org.uk



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1 September 2014

To All Members of the Council, press and public.

There will be a meeting of the **Environment Committee** on **Monday 8 September 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 18 August 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 2674/4.1 Westfield Sole Road additional signage. KCCH&T has agreed to arrange 'unsuitable for HGV' signs to be placed at the ends of the road. The date for erection has been requested from KCCH&T.
 - 4.2 Minute 2677/9.1 Part-night lighting. County Councillor Paul Carter has been contacted about whether KCC is monitoring any rises in crime in areas subject to the new regime and whether if there is a rise the turn off will be reviewed for that particular area.
 - 4.3 Minute 2677/9.2 bollards Boxley Road, Walderslade. A site visit with MBC and the office is being arranged.

To adjourn to allow members of the public to address the meeting (7.36)

5. **Planning Applications and Appeals for Consideration** (7.41)
See attached list (page 3). 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 Speed limit Walderslade Woods Road to consider KCCH&T's response see report (pages 3-5).
10. **Policy and procedures review** (8.20)
 10.1 Pre Application discussions see report (page 5).
 10.2 Retention of planning applications see report (page 5)
 10.3 Planning Rota. Members are asked to confirm that they agree to be on the rota to attend MBC Planning Committee meetings.
11. **Proposed development at Gibraltar Farm** (8.26)
 To receive any update on the situation.
12. **Matters for information** (8.27)
 To consider any received.
13. **Next Meeting** (8.28)
 Next full environment meeting 6 October 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 8 September 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.

14/0387 Amended Plans Erection of a single storey rear extension at Highmill, Tyland Lane, Sandling ME14 3BL. *Deadline 10 September 2014.*

Clerks note: The design now has a flat roof with a large lantern which will possibly introduce light pollution into the adjacent house and bedroom area which was a previous reason for objecting to the original application. All members have been lobbied and should declare this at the meeting.

14/502028/TPO. Prune back to boundary the overhanging branches of 5 trees at 5 And 6 Greenways Weaving Kent ME14 5JU. *Deadline 11 September 2014.*

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

Item 9.1 Speed limit Walderslade Woods Road.

A resident raised an issue regarding speed on Walderslade Woods Road and this was notified to members and also KCCH&T. The following is the response from KCCH&T

"I think the main difference between the two sections of Walderslade Woods are that the section between Fostington Way and Bridgewood Rbt carries far more traffic. There also are traffic signals present and the detection equipment would be simpler, less detection loops to cut and shorter lengths of high friction surfacing with a 40mph.

In terms of speed limit reduction on the eastern section of Walderslade Woods, I seem to remember that originally the A2045 was missed from the Speed Limit Review process and was looked at separately. I seem to recall that a reduction to 50mph was considered appropriate. We did a speed survey prior to the new traffic islands and I think this supported a reduction to 50mph. The count was undertaken prior to the traffic islands so I think it might be good to redo these to establish what long term effect the traffic island had on actual driven speeds.

Having discussed the matter with Donna Rixson, who looks after the Combined Member Grant (new version of MHF) there may be an opportunity to tap into this in terms of funding. I note also the parish may be able to contribute. A way forward, in discussion with Donna is may be for the parish to consider funding the data collection ATC's – 2 counts estimated at £1400. Following this and in discussion with Donna, a Combined Member Grant Scheme to establish and implement a reduced speed limit on Walderslade Woods, probably 50mph but dependant on the data collected. This would require support from the Local KCC Member."

An application to County Councillor Carter will be made however it is normal that he will ask the parish council to contribute. The Environment Committee has a £2,500 street maintenance budget of which £2,052 has been spent or allocated leaving £448. Members' views are sought on what:

- a) Whether they wish to contribute;
- b) Whether they wish to earmark the remaining budget;
- c) Whether they wish to approach F&GP Committee for further funding via the Contingency Budget.

Relevant extracts from Street Maintenance Policy for budget expenditure.

The Environment Committee will consider requests for the budget to be allocated and has identified the following criteria/requirements that need to be considered before a decision is made.

Is the issue on Highway property (verges/footways) and have reasonable attempts been made to get the Highway Authority to do the work?

When considering projects Environment Committee should consider the following

- *Whether the request is commensurate with the possible cost.*
- *H & S issues if it is going to arrange for work to be done.*
- *Who uses the footway, footpath etc.?*
- *Why is it used (does it connect to a bus stop etc.)?*
- *Benefit to the wider community.*
- *Is it a 'make it pretty' request or a practical request?*

There is a limited budget for work and where possible problem areas will be given priority. The Environment Committee can consider work for aesthetic reasons but these should not take priority over work needed for practical reasons.

The following was completed by the Clerk.

Street Maintenance. Checklist for requests for funding

Description of work required and why it is needed (practical, aesthetic, H&S issues). A resident complained about the speed limit on Walderslade Woods Road, she wants a 40mph limit. The speed survey is required to see if the 60mph limit should be reduced to 50mph. There was a previous, prior to the traffic islands going in, recommendation for 50mph but KCCH&T wish to have up to date data on the speed limit.
Location. Please be precise use house/road numbers/names or draw a plan on a separate sheet. Walderslade Woods Road
If the land is not highways do you know who owns it? Give details. N/A
Have you reported the problem to the Highway Authority (03000 41 81 81) YES
If yes give reference number and date reported.
Any other relevant information. KCCH&T are asking for a donation towards the cost of putting in a speed survey scheme £1,400.

Parish office notes

Prior to submitting to Env. Committee for consideration following has to be attempted.

Has KHS been chased (normally 10 working days/3 working days if H&S issue) N/A
If no progress has the Contact Centre/Highway Inspector being contacted (allow another 10 working days for a response. Less if H&S issue) N/A
Are benefits of work commensurate with cost? Clerk's note: If members are minded to see this issue progressed and a reduction in speed put in place. Then prior to going into partnership working with KCCH&T it is suggested that the following questions are asked "why can't the previously recommended speed reduction to 50mph be put in place? Why pay for a speed survey if it is not needed as this money could be put towards the signage and legal work to get the speed limit in place? Please note that the resident wants a 40mph limit not 50mph.
Any other information/notes

Clerk's note: If the speed survey does come back that the speed limit can be reduced then past experience is that KCCH&T will request a donation towards the cost of signage etc. If this was to occur then the Environment Committee can approach the F&GP Committee for additional funding or apply to increase the next financial year's Street Maintenance Budget. It is suggested that the Environment Committee should consider whether it will react ad-hoc to situations or whether it wishes to consider a forward planning procedure which will include identifying priorities.

Guidance is sought by the Clerk as to whether members wish to have this as an agenda item for the next meeting.

Item 10 Policy and procedures review <i>Purpose of report: Information/decision.</i>

Item 10.1 Current Policy. Pre Application discussions with the Boxley Parish Council Environment Committee.

- Intending applicants who attend having given no notice, will be allowed up to 3 minutes to address members. This is Parish Council policy and the meeting will be adjourned to allow this. Once reconvened the applicant is unable to contribute unless asked a direct question by the chairman or committee member.
- Where sufficient advance notice has been given, details of the proposed application will be included on the agenda, but the same 3-minute rule will normally apply.
- If it is a request from or on behalf of a development company or if it is large-scale development then an agenda item may be included to allow fuller discussion between the developer and councillors.
- The would-be applicant may submit a draft plan to allow members to consider the proposal; and, with prior arrangement, also use the parish council's projector if they wish to show photographs etc. to help their explanation.
- Members can ask questions to help the potential applicant resolve any concerns they may have, such as, for example, additional traffic, access and egress to the site, design, loss of privacy to neighbours, etc. Members are, however, asked to refrain from discussing in depth issues that would be the responsibility of the MBC Planning Department. For example, they can ask for sympathetic materials but will not normally discuss the exact materials that they would wish to see.
- Members will then be asked, where possible, to restrict their comments to one brief succinct statement about the proposed application. Where possible members are to refrain from repeating concerns already stated by other members. The chairman will then sum up the exchange.
- **Members will not be able to state whether they would support the proposed application.** The parish Council's policy is that such a decision can only be taken when a formal planning application is received from the MBC Planning Department for comment.

NOTE: The Council has a policy that members will not take into account the personal circumstances behind a planning application. Councillors will work to the Planning Material document produced by the parish office.

Item 10.2 Retention of planning applications. Guidance and the opinions of parish councillors are sought on the retention period of the paper planning application. Currently any paper plans are kept for 3 years but they are rarely consulted. Would members object to paper plans being destroyed one year after the permission/refusal? Any large scale or controversial development (Newnham Court or 3 Ashes) would be retained for as long as it is deemed necessary.