

BOXLEY PARISH COUNCIL

www.boxleyparishcouncil.org.uk



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Beechen Hall
Wildfell Close
Walderslade
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Kent ME5 9RU

To Parish Councillors, members of the public and press.

Date 25 August 2015

Members are hereby summoned and notice is given that an **Extraordinary Meeting of the Parish Council** will be held on **Tuesday 1 September 2015** at the **Beechen Hall, Wildfell Close, Walderslade ME5 9RU** commencing at 7.30 p.m.

Time guide
(7.30)

1. **Apologies and absences.**

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.

In view of the confidential nature (financially sensitive) of the item to be transacted, the public and press will be excluded from the meeting for part of the item.

3. **Development of land at Wildfell Close** (7.33)

To consider the submission of a planning application for 12 dwellings with garages and for change of use of woodland and grassland to open space see report and enclosures (page 2).

4. **Next Meeting.**

Friday 11 September 2015 at the European School of Osteopathy, Boxley, ME14 3DZ commencing at 7.30 p.m.

Pauline Bowdery

Pauline Bowdery
Clerk to the Council.

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

Legislation allows for meetings to be recorded by anyone attending. Persons intending to record or who have concerns about being recorded should please speak to the Clerk.
Items to be returned to a future agenda: November 2015 Local Council Award Scheme.

**Supporting agenda papers for the Meeting of the Parish Council
Tuesday 1 September 2015
The Chairman will assume that these have been read prior to the meeting.**

Councillors wishing to suggest changes to any policy or procedure document in this agenda should notify the office, in writing, at least three working days in advance of the meeting to allow details to be circulated at the meeting (or in advance if particularly contentious).

Item 3 Development of land at Wildfell Close

Briefing note.

In 2005 KCC approached the parish council with a proposal to put 80 - 100 residential and industrial units on the area at Round Wood. The parish council immediately submitted an application for Village Green status for the area.

In 2007 KCC and the parish council entered into discussion concerning possible development of a small area of land off of Wildfell Close if the remaining woodlands and a substantial financial settlement were passed over to the community, via the parish council, with the Walderslade Woodlands becoming a Village Green. The financial settlement would be ring-fenced for use in the woodlands only.

In 2008 KCC put forward a draft planning application for 12 dwellings at Wildfell Close. The parish council, having consulted the community, supported the application. A legal, but at the time confidential, Section 106 document was prepared to ensure that the land and funds would be passed to the parish council if the application was successful.

The application was refused by Maidstone Borough Council on the grounds that the need for enabling development of twelve houses to support the long term future of the woods was not proven. Since this time KCC has periodically contacted the parish council about resubmitting an application on the same terms but up until now has not significantly progressed this to a point where the parish council is presented with an application.

During the period of inaction by KCC the parish council persuaded KCC to voluntarily submit Walderslade Woodlands for village green status which was subsequently approved. Whilst Walderslade Woodlands has some legal protection being a village green, Local Nature Reserve and Ancient Woodland, it does not have any KCC funding to manage or enhance it. Currently the work to maintain the paths/steps, coppice and manage the woodlands for wildlife and the community is undertaken by a volunteer group which is financed by the parish council at a cost of approximately £5,000 per annum. There is little likelihood that in the future funding will be forthcoming from KCC.

The Walderslade Woodlands Group (WWG) undertakes the work in the woodlands and follows a management plan put together by Kent Wildlife Trust. WWG has informal permission from KCC to undertake work in the woodlands but this has yet to be made into a legal document, the group has been undertaking volunteer work for over 10 years.

A Section 106 document which would legally bind KCC to pass over land ownership with a financial payment to the parish council. The parish council has identified a minimum financial settlement that it would find acceptable. This section 106 document will require the parish council to set up a Charitable Incorporated Organisation, a modern version of a Charitable Trust, to include members from the community and WWG.

KCC has asked, as it considers that there are a number of advantages, that the parish council submits, at a cost of £3,465 the planning application.