

BOXLEY PARISH COUNCIL

www.boxleyparishcouncil.org.uk



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6 July 2015

To All Members of the Council, press and public.

There will be a meeting of the **Environment Committee** on **Monday 13 July 2015** 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 1st & 8th June 2015** (7.32)
To consider the minutes of the meeting (already circulated) and if in order to sign as a true record.
4. **Matters Arising From Minutes** (7.35)
 - 4.1 Minute 2764/4.2 Installation of hard standing/apron at Boxley Road noticeboard. Permission for the work is being sought from KCC.
 - 4.2 Minute 2764/4.3 15/503359/OUT. Land East of Gleaming Wood Drive Lordswood Kent see report (page 3).
 - 4.3 Minute 2765/7.1 Bike barrier. County Cllr Carter has indicated that he may put some of his devolved budget towards the cost of the scheme and KCC Highways are obtaining costs.
 - 4.4 Minute 2765/7.2 Electrical items see report (page 3).
 - 4.5 Any other matters arising from the minutes not on the agenda.
- To adjourn to allow members of the public to address the meeting** (7.40)
5. **Planning Applications and Appeals for Consideration** (7.50)
See attached list (pages 3-4). For decision.
6. **Planning Decisions, Appeals and Appeals Decisions** (8.00)
To receive any information. See page 4.
7. **Highways and Byways** (8.10)
 - 7.1 HGV parking Old Chatham Road, to receive a verbal update at the meeting.
 - 7.2 Yelsted Lane request for Not suitable for HGV signs. Cllr Wendy Hinder will give a verbal report at the meeting.
8. **Volunteer Groups** (8.20)
To receive any reports from volunteer groups associated with the parish council
 - 8.1 Walderslade Woodlands Group see report (page 4). For information.
 - 8.2 Friends of Boxley Warren. For information. A verbal report will be given at the meeting.

9. **Policy and procedures review** (8.30)
- 9.1 Review response comments that are available for responding to planning applications – See reverse of laminated planning advice sheets which are available at the meeting. If you require a copy prior to the meeting please inform the office.
- 9.2 Annual Competency review/statement see report (page 5).
10. **Maidstone Local Plan.** (8.35)
To receive any information.
11. **KCC Consultation on Kent's "Drainage and Local Flood Risk draft Policy Statement".** (8.40)
To consider the draft consultation briefing report (pages 5 -10) and whether to make a response.
12. **Matters for information** (8.45)
To receive any information.
- 12.1 Highways, Transportation and Waste Survey Results 2014. Document can be viewed on the consultation page of the KCC website and an electronic copy is available from the parish office (e-mail 02/06/15).
13. **Next Meeting** (8.46)
Next full environment meeting 10 August 2015 at Beechen Hall commencing at 7.30 p.m. Items for the agenda must be with the parish office no later than 3 August 2015.

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** (8.47)
To receive a confidential verbal update.

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:

Jan 2015 Minute 2715/8.3 PROW Round Wood Valley, review the request to KCC PROW for it to be made a PROW in June 2015. Minute 2639/4.1 Grovewood Drive North crossing improvements. May 2015 Minute 2757/8.1 HGV parking on roads – return to agenda Sept 2015.

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.

REPORTS ATTACHED TO ENVIRONMENT COMMITTEE AGENDA 13 July 2015

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

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

Item 4 Matters Arising From the Minutes. *Purpose of report:* To consider planning applications. Members' are reminded to consider possible section 106 requests or to suggest any conditions.

4.2 Minute 2764/4.3 15/503359/OUT. Land East Of Gleaming Wood Drive Lordswood Kent. MBC has been contacted about the legal status of the trees in the area and advice about seeking TPO status for all the woodland is being sought.

KCC has been contacted about the traffic reports and a response is awaited.

Weight limit Gleaming Wood Drive. It is confirmed that there is a weight limit restriction but this does not cover deliveries and day to day requirements (dustcarts etc). This limit would therefore not be a problem for access or deliveries to the proposed development site.

TPOs on site. There is no specific legal protection (in the form of TPOs) on the site and MBC has no specific form to complete to submit individual trees or sites they require a written request giving details of why a TPO should be put in place. A report/request will be completed by the Clerk do members wish to see a draft before submission? In writing the report the Clerk will use the information contained within the last two applications, relevant appeal decisions in the local area and also information from other organisations e.g. KWT.

4.3 Minute 2765/7.2 Electrical items. Response from MBC

Thank you for your contact regarding the electrical items collection.

During the collections throughout the day, there are times where the holding area in the vehicle becomes full. In this instance the items are gathered and moved to a collection point (often away from the residential area to not be unsightly) and placed there until a separate vehicle comes to collect the items.

This would have been reported through amongst the crews to make them aware of where they have been left.

I hope this helps you to be able to advise residents further about the electrical item process.

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.

14/504291/FULL Part retrospective application for erection of single storey extension to existing dining building, including utility room and installation of decking area with associated balustrading and canopy at The Harrow, Lidsing Road, Lidsing ME7 3NL.
Deadline 17 July 2015

15/504202/FULL. Construction of spine road and new bridge over existing stream to enable future development on land at Kent Medical Campus, together with creation of two attenuation ponds for surface water drainage purposes at Kent Institute Of Medicine And Surgery Newnham Court Way Weaving Kent ME14 5FT. *Deadline 17 July 2015.*

15/504669/FULL Demolition of all existing yard buildings. Erection of two chalet style bungalows with detached open side garages at Willow Farm Tyland Lane Sandling Kent ME14 3BL. Deadline 22 July 2015

15/505025/FULL Removal of Condition 11 of planning permission MA/12/0529 (Erection of new two-storey classroom block for Invicta Grammar School and new three-storey classroom block for Valley Park School) - Retention of temporary classroom block at Valley Park Community School Huntsman Lane Maidstone Kent ME14 5DT. Deadline 20 July 2015.

15/505240/TPO - TPO application to fell 1no. Cherry tree, coppice 1no. Sweet Chestnut Tree at Beechen House 813 Lordswood Lane Chatham Kent ME5 8JP. Deadline 23 July 2015

Item 6 Planning Decisions, Appeals and Appeals Decisions. *Purpose of report:* Information.

14/502252 Land at corner of New Cut Road and Bearsted Road. The Planning Inspectorate appeal has been dismissed.

The Planning Inspectorate appeal has been dismissed on the grounds that acceptable living conditions could not be reasonably provided for future occupants in terms of noise attenuation and the proposal would be harmful in terms of impact on the landscape arising from both the proposed dwellings and the required acoustic boundary fencing.

Item 8 Volunteer Groups. *Purpose of report:* Information.

Item 8.1 Walderslade Woodlands Group

Our Status Report for June 2015.

Good news! We have been successful with our application for funding from Awards for All (A4A), which is National Lottery based. So the new store has been ordered, and work is underway to prepare the site for its delivery. The group would like to thank Pauline for all her efforts in this matter.

Our next application for further funding will soon be underway. This is required to fund the solution to our transportation issues.

The weekdays work group had several outings in the last month to make safe storm damage, especially in Tunbury valley.

We met with staff and pupils from Tunbury Primary school, to talk about and see first-hand, their usage of the woods. They use the Kissick Glade in Tunbury valley as their main site. They asked us to provide them with some extra facilities, which we will, soon. Their use of the woods comes under the Forest School initiative.

Regards.

Rob Burrows (Chairman).

Item 9 Policy and procedures review. *Purpose of report:* Information/action.

Item 9.2 Annual Competency review/statement

The Clerk is tasked with undertaking an audit of the working of the parish council's committees and councillors are also encouraged to take a few moments to reflect on the previous work of their committee. The purpose of the audit is to highlight any strengths, good working practices, weaknesses and/or poor working practices with an aim to

improve the procedures and the way the committee works. Where weaknesses are identified action points have been suggested.

Clerk's report: Generally the committee works very well with decisions made in good time to meet deadlines etc. Where a weakness has been identified action points have been suggested.

Last year there were 4 weaknesses identified and members agreed action which has been taken.

Strengths:

- Procedures' and working practices are fit for purpose and generally have adequate in-built flexibility to allow work to progress.
- Members are open to suggestions for change, open to constructive criticism, willing to improve where they identify need and also willing to set a high standard and strive to reach it.
- Councillors are respectful of each other and of their colleagues' views and work well as a team.

Weakness:

- The committee works extremely hard and occasionally there is a lighter agenda and members could take advantage of this and finish quite early however, and this is a bit nit picking, they seem to string out discussions as if they feel they should not finish quickly. **Action: On a light agenda the chairman or members could identify a time that they could finish by and set a goal to do so.**
- Training. **Action (already taken) is that KALC training, when offered is to be identified to members.**

Clerk's comment: Committee chairmen are encouraged to pass on suggestions, be they from themselves or from members, about how the office support and service to their committee may be improved or enhanced.

Item 11 Drainage and Local Flood Risk draft Policy Statement. *Purpose of report: action.*

KCC Consultation on Kent's "Drainage and Local Flood Risk draft Policy Statement".

A copy of the consultation document is available on the KCC website or from the parish office (e-mail 16.06.15 downloaded to KCC folder)

From KALC.

Dear Member Councils

As of 15 April 2015, Kent County Council is required to provide consultation responses on the surface water drainage provisions associated with major development.

*In supporting this role, Kent County Council has published a draft "Drainage and Local Flood Risk Policy Statement", as an annexe of their Local Flood Risk Management Plan to clarify how Kent County Council will review drainage strategies and surface water management provisions associated with major development. The consultation is presently open to the public at http://consultations.kent.gov.uk/consult.ti/DLFR_PolicyStatement. **The consultation deadline is 24 July 2015.***

As you will see from the link above, KCC wish to ensure that the Policy Statement reflects community views on how development and drainage are provided. We would therefore encourage member councils to respond to the consultation. If your Council does respond could you please copy us in? We will consider the consultation in early July and your comments will help us ensure our response reflects members views.

Extract from *Drainage and Local Flood Risk Policy Statement*.

Clerk's note. The following are extracts from the document that show the policies and what I consider are relevant sections of the supporting explanation. In certain circumstances a suggested response is made under the policy.

4 Policies for Sustainable Drainage

4.1 Introduction

A range of sustainable drainage techniques may be utilised across a site to manage the surface water runoff from the planned development; the use of more than one technique will often be appropriate to achieve the objectives of sustainable development on any given site (notwithstanding situations which may still arise where a conventional solution may be the most appropriate).

Drainage Policies

(SuDS Policy 1 through 6) set out the requirements for a drainage strategy to be compliant with the NPPF (Table 3) and guidance within the Non-Statutory Technical Standards for Sustainable Drainage (Table 4).

SuDS Policy 1: Follow the drainage hierarchy

Surface runoff not collected for use must be discharged according to the following discharge hierarchy:

- to ground,
- to a surface water body,
- a surface water sewer, highway drain, or another drainage system, or
- to a combined sewer where there are absolutely no other options, and only where agreed in advance with the relevant sewage undertaker.

The selection of a discharge point should be clearly demonstrated and evidenced.

Supporting explanation.

When development occurs, the urbanisation process within a catchment affects the natural hydrology; if the destination of the water is altered this may result in:

- a reduced supply of rainfall to groundwater,
- an accelerated passage of flow to the receiving watercourses, and
- water directed away from existing receiving catchments.

In order to maintain the natural balance of the water cycle, the above discharge hierarchy must be observed. Where development results in changes in runoff destinations, the design must account for how the surface flows are managed and demonstrate it does not exacerbate off-site flood risk.

Suggested response.

Strongly support this policy.

SuDS Policy 2: Manage Flood Risk Through Design

It is essential that the drainage scheme proposed:

- protects people and property on the development site from flooding; and,
- does not create any additional flood risk outside of the development in any part of the catchment, either upstream or downstream.

Supporting explanation.

Any drainage scheme must manage all sources of surface water, including exceedance flows and surface flows from offsite, provide for emergency ingress and egress and ensure adequate connectivity.

The drainage system must be designed to operate without any flooding occurring during any rainfall event up to (and including) the critical 1 in 30 year storm (3.33% AEP). The system must also be able to accommodate the rainfall generated by events of varying durations and intensities up to (and including) the critical, climate change adjusted 1 in 100 year storm (1% AEP) without any on-site property flooding and without exacerbating the off-site flood-risk.

If the proposed system connects to an existing drainage system, whether it is a sewer, highway drain, water body or sustainable drainage system, consideration must be given to the operational capacity and functionality of the existing system to ensure that no adverse impacts result or flood risk is increased on-site or off site.

Suggested response.

Strongly support this policy however KCC should adopt a strategy that it is against development of floodplains by making this policy a requirement rather than essential.

SuDS Policy 3: Mimic Natural Flows and Drainage Flow Paths

Drainage schemes should be designed to match greenfield discharge rates and follow natural drainage routes as far as possible.

Supporting explanation.

Runoff rates should match greenfield runoff rates, follow natural or existing drainage routes, utilise existing natural low-lying areas or conveyance pathways, and match infiltration rates and discharges as far as possible for all events up to and including the climate-change adjusted 1 in 100 year (1% AEP) design event.

By mimicking the natural drainage flow paths and working within the landscape, more effective and cost-efficient design can be developed. Working with existing natural gradients also avoids any reliance on pumped drainage, with its associated energy use and failure risk.

Redevelopment on brownfield land has the potential to rectify or reduce flood risk. For developments which were previously developed, the peak runoff rate from the development must be as close to the greenfield runoff rate from the development as reasonably practicable for the same rainfall event, but must not exceed the rate of discharge from the development prior to redevelopment for that event. The discharge rate must also take account of climate change.

Suggested response.

Strongly support this policy.

SuDS Policy 4: Seek to Reduce Existing Flood Risk

New development should be designed to take full account of any existing flood risk, irrespective of the source of flooding.

Where a site or its immediate surroundings have been identified to be at flood risk, all opportunities to reduce the identified risk should be investigated at the master planning stage of design and subsequently incorporated at the detailed design stage.

Supporting explanation.

Paragraph 100 of the National Planning Policy Framework outlines how flood risk management bodies should seek to manage flood risk through using opportunities offered by new development to reduce the causes and impacts of flooding, taking the predicted effects of climate change into account.

As Lead Local Flood Authority, Kent County Council will endeavour to ensure that this principle is applied across the County. Where a developer's Surface Water Management Strategy has identified that there are existing flood risks affecting a site or its surroundings, there would be an expectation that the developer manages the identified risk appropriately to ensure that there are no on/off site impacts as a result of any development. Similarly, where there are opportunities to reduce the off-site flood risk through carefully considered on-site surface water management, we will encourage developers to explore these fully.

Suggested response.

Strongly support this policy.

SuDS Policy 5: Maximise Resilience

The design of the drainage system must account for the likely impacts of climate change and changes in impermeable area over the design life of the development. Appropriate allowances should be applied in each case.

A sustainable drainage approach which considers control of surface runoff at the surface and at source is preferred and should be considered prior to other design solutions.

Supporting explanation.

A recent trend in development has also been the conversion of permeable surfaces to impermeable over time e.g. surfacing of front gardens to provide additional parking spaces, extensions to existing buildings, creation of large patio areas. The consideration of urban creep should be assessed on a site by site basis but is limited to residential development only.

The appropriate allowance for the increase of impermeable area from urban creep must be included in the design of the drainage system over the lifetime of the proposed development. The allowances set out in Table 6 must be applied to the impermeable area within the property curtilage according to the proposed development density.

TABLE 6: IMPERMEABLE AREA ALLOWANCES FOR URBAN CREEP

Residential development density (Dwellings per hectare)

	Change allowance (% of impermeable area)
≤ 25	10
30	8
35	6
45	4
≥ 50	2
Flats & Apartments	0

Clerk's comment: This does not take into account the urban creep from lots of individual properties in one area putting in impermeable areas especially when an area suffers from lack of car parking spaces or from people developing houses. In view of the need to urgently address climate change should not KCC take a lead and establish a single building change allowance?

Suggested possible response.

Strongly support this policy however in view of the cumulative impact of urban creep due to lots of individual properties in an area building extensions, installing hard surfacing etc. KCC should take a lead and establish a single building change allowance.

SuDS Policy 6: Design to be Maintainable

A drainage scheme maintenance plan should be prepared which demonstrates a schedule of activities, access points, outfalls and any biodiversity considerations. The maintenance plan should also include an indication of the adopting or maintaining authority or organisation and may require inclusion within a register of drainage features.

Suggested response.

Strongly support this policy.

4.3 Wider Environmental Policies

(SudS Policy 7 through 10) set out expectations to be considered within a drainage strategy in response to environmental legislation and guidance that Kent County Council and the Local Planning Authorities have a duty to comply with.

SuDS Policy 7: Safeguard Water Quality

When designing a surface water management scheme, full consideration should be given to the system's capacity to remove pollutants and to the cleanliness of the water being discharged from the site, irrespective of the receiving system. Interception of small rainfall events should be incorporated into the design of the drainage system.

Supporting explanation.

Paragraph 109 of the National Planning Policy Framework states that the planning system should contribute to/enhance the natural and local environment by preventing both new and existing development from contributing to (or being put at unacceptable risk from) unacceptable levels of soil, air, water or noise pollution (or land instability). Additionally, the Water Framework Directive has been established to improve and integrate the way water bodies are managed throughout Europe. It provides a legal framework to protect and restore clean water throughout Europe to ensure its long-term sustainable use. In particular it will help deal with diffuse pollution which remains a big issue following improvements to most point source discharges.

Suggested response.

Strongly support this policy.

SuDS Policy 8: Design for Amenity and Multi-Functionality

Drainage design should in the first instance consider opportunities for inclusion of amenity and biodiversity objectives and thus provide multi-functional use of open space with appropriate design for drainage measures within the public realm.

Supporting explanation.

Where land performs a range of functions it affords a far greater range of social, environmental and economic benefits than might otherwise be delivered (Landscape

Institute Position Statement, Green Infrastructure). Open spaces are often multifunctional, fulfilling several different valuable roles; for example, in the main they may be for recreational use, but they may also provide valuable wildlife habitat, an attractive landscape, paths for walking and cycling and space for community events.

Well-designed, open, sustainable drainage measures may also provide this degree of opportunity, optimising all of these functions in a way which fits with the surrounding landscape. For example, park areas which can be used as temporary flood storage during heavy rainfall events, and wetlands being used to deliver amenity value and habitat as well as water treatment. The aim should be to create networks of high quality open space which adapt for attenuation of surface water, sports and play and enhancement of biodiversity.

Suggested response.

Strongly support this policy.

SuDS Policy 9: Enhance Biodiversity

Drainage design should in the first instance consider opportunities for biodiversity enhancement, through provision of appropriately designed surface systems, consideration of connectivity to adjacent water bodies or natural habitats, and appropriate planting specification.

Suggested response.

Strongly support this policy.

SuDS Policy 10: Link to Wider Landscape Objectives

Drainage design should consider in the first instance opportunities to contribute to the wider landscape and ensure proposals are coherent with the surrounding landscape character area.

Supporting explanation.

The landscape character of Kent is defined by its topography, flora and fauna, land use and cultural associations. Of particular importance are areas defined within Areas of Natural Beauty, Ramsar sites, National Nature Reserves, Sites of Special Scientific Interest as well as local nature reserves, priority habitat and species areas, Kent Biodiversity Action Plan species and habitats, and other conservation areas.

Suggested response.

Strongly support this policy.