



**BOXLEY PARISH COUNCIL**  
[www.boxleyparishcouncil.org.uk](http://www.boxleyparishcouncil.org.uk)

Beechen Hall, Wildfell Close, Walderslade, Chatham, Kent. ME5 9RU  
☎ 01634 861237 ☒ clerk@boxleyparishcouncil.org.uk

**Clerk** Mrs Pauline Bowdery    **Assistant Clerk** Mrs Melanie Fooks

## **A G E N D A**

### **To All Members of the Council, Press and Public**

There will be a meeting of the **Environment Committee** on **Monday 14 September 2015 at Beechen Hall, Wildfell Close, Walderslade**, commencing at 7:30pm 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 17<sup>th</sup> August 2015** (7:32)  
To consider the minutes of the meeting and if in order to sign as a true record (previously circulated).
- 4    **Matters Arising from the Minutes** (7:34)
  - 4.1 Minute 2784/4.1 Installation of hard standing/apron at Boxley Road noticeboard. The Clerk is still attempting to get permission for the work from KCC.
  - 4.2 Minute 2784/4.2 Bike barrier at Fitzwilliam Rd/Camomile Drive. A report from KCC H.W&T is awaited, the report will indicate the cost of purchasing and erecting a barrier. County Councillor Carter has been approached about contributing towards the cost.
  - 4.3 Minute 2784/4.4. Advertising boards at Roundwood roundabout. These were reported to MBC Planning Department and it has been noted that they have been taken down/removed.
  - 4.4 Any other matters arising from the minutes not on the agenda.
- To adjourn to allow members of the public to address the meeting** (7:38)
- 5    **Planning Applications for Consideration** (7:48)  
To receive and decide on responses to planning applications (pages 3-4).
- 6    **Planning Decisions, Appeals and Appeals Decisions** (8:05)
  - 6.1 Bethany Boxley Road Walderslade Kent ME5 9JD. An appeal has been lodged with the Planning Inspectorate see report (page 4).
  - 6.2 Lordswood Urban Extension see report (page 4).
  - 6.3 Advertisement Consent for 5 non-illuminated sponsorship signs at Roundabout at Westfield Sole Road Boxley Kent see report (page 4).
- 7    **Highways and Byways** (8:11)
  - 7.1 Yelstead Lane request for Not Suitable for HGV signs. To receive an update, see report (page 4).
  - 7.2 HGV parking on roads. An update on the situation has been received from KALC (page 5) and requested from KALC Maidstone Area Committee (not yet received).
  - 7.3 Operation Stack views of local parish councils are sought by KALC see report (pages 5-6)

- 8 **Volunteer Groups** (8:20)  
To receive any reports from volunteer groups associated with the parish council.
- 9 **Policy and Procedures Review** (8:30)  
None scheduled.
- 10 **Maidstone Local Plan** (8:31)  
To receive any information.
- 11 **Kent County Council Consultations/Notices** (8:33)  
11.1 Minerals & Waste Local Plan 2013-30 - Proposed Modifications Consultation. To notify members of the consultation see report (page 6).  
11.2 Changes to the Kent Permit Scheme see report (page 6).
- 12 **Matters for Information** (8:36)  
To receive any information.
13. **Draft Budget 2016/2017** (8:38)  
Members are invited to submit projects for consideration for the draft budget.
14. **Next Meeting** (8:45)  
Next full environment meeting 12 October at Beechen Hall commencing at 7:30pm. Items for the agenda must be with the parish office no later than 5 October.

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.

- 15 **Enforcement and Section 106 updates from MBC** (8:46)  
To receive a confidential update see enclosed.

*Pauline Bowdery*

Pauline Bowdery  
Clerk to Boxley Parish Council

In accordance with policy the meeting should close no later than 9:30pm but the Chairman has devolved powers to extend it by 30 minutes.

Items to be returned to agenda: None.

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.

**Supporting agenda papers for the Environment Committee Meeting 14 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 5 Planning Applications for Consideration.** Purpose of item: DECISION

15/506694/FULL. Conversion of existing garage to ancillary accommodation and changes to fenestration at Glenside, Boxley Road, Walderslade, Kent, ME5 9JE. To ratify the Clerk's decision, after consultation with Committee members,

*Wish to see refused. This is a recently built property and it is considered that the applicant never planned to use this garage for anything else but a habitable dwelling and this is therefore development by stealth. If the planning officer is minded to grant permission then the parish council asks for a condition that the property will be limited to the immediate family of residents of the primary dwelling and the proposed development will remain tied to the primary property and not allowed to let or sold as a separate entity.*

15/506670/TPO. TPO application to fell 2no trees (species unknown) at 21 Goldstone Walk, Boxley, Kent, ME5 9QB. To ratify the Clerk's decision, after consultation with Committee members, *Do not wish to object. Defer to the views of the Landscape Officer.*

15/506778/TPO. TPO application to 2no Oak and 1no Field Maple – pollard 3m, 1 no multi-stemmed Hornbeam – coppice, 1no Willow – pollard to 6-8m at 11 Sylvan Glade, Walderslade, Kent, ME5 9PW. To ratify the Clerk's decision, after consultation with Committee members, *Do not wish to object. Defer to the views of the Landscape Officer.*

15/506684/FULL. Conversion of integral garage to habitable space, internal alterations, erection of first floor side extension with insertion of rooflights, erection of detached double garage with room over, insertion of four dormer windows and a bay window to front elevation at 2 Lombardy Drive, Maidstone, Kent, ME14 5TA. *Deadline: 16 September 2015.* To ratify the Clerk's decision, after consultation with Committee members,

*Wish to see refused due to:*

- *The significant increase in the development footprint on the site.*
- *The adverse impact on the street scene.*
- *The location of the proposed new garage is directly adjacent to a junction and would interfere with the vision splay of drivers creating a safety issue.*
- *The new garage is of a significant size with roof dormers into an upper store area in the roof. If the planning officer is minded to approve the application then the parish council asks for a condition that the garage will be limited to the immediate family of residents of the primary dwelling and the proposed development will remain tied to the primary property and not allowed to be converted into a habitable dwelling.*

15/506855/TPO. TPO application to 1no Holm Oak – Cut back 4 branches extending  $\frac{3}{4}$  of the way across the garden at 4 The Medlars, Maidstone, Kent, ME14 5RZ. To ratify the Clerk's decision after consultation with the Chair and Vice Chair out of meeting of *Do not wish to object. Defer to the views of the Landscape Officer.*

15/507151/TPO. TPO application to 1no Hornbeam - Reduce radial spread by a max 3 metres at 19 Orbit Close Boxley Kent ME5 9NF. *Deadline. 24 September 2015.*

15/507147/TPO. TPO application to fell 1no Greengage at 2 Woodlands Boxley Kent ME5 9JX. *Deadline: 24 September 2015.*

15/506071/LBC. Listed Building Consent for alteration of side boundary wall involving removal of a

short section to allow for vehicle access at Yew Trees House The Street Boxley Kent ME14 3DR. Deadline: 24 September 2015.

15/507159/TPO. TPO application to 1no. Hornbeam - Crown lift for clearance of 5m, thin canopy by 10%. 1no Oak tree - Crown lift for clearance of 5.5m, remove dead wood at 20 Spenlow Drive Boxley Kent ME5 9JT. Deadline: 25 September 2015

**Item 6 Planning Decisions, Appeals and Appeals Decisions.** Purpose of item: INFORMATION AND DECISION.

**6.1 APP/U2235/D/15/3131532. Bethany, Boxley Road, Walderslade, Kent ME5 9JD**

Proposal: Single storey rear extension, two storey front extension, roof extension, loft conversion, insertion of rear dormers, raised decking area to front, pitched roof to garage, excavation of front garden to create hard standing. Appeal start date: 1 September 2015.

The parish council's previous response has been supplied to the inspector.

**6.2 APP/U2235/W/15/3132364 and 14/2227572. Lordswood Urban Extension. Outline application with all matters reserved for residential development (approx. 89 dwellings) plus open space, biomass plant and access road.**

The parish council's previous response has been supplied to the inspector however it can be modified if required, deadline for this 8 October 2015. This will be a public inquiry and the planning inspectorate website shows 13 October 2015 as the start of the inquiry however exact details have not yet been received.

Boxley Parish Council would normally attend and ask to speak at such a hearing and members are asked to notify the Clerk of possible availability for what might be a week or more inquiry. The same member does not have to attend on each occasion, but it would be desirable, but whoever is present must be fully briefed and ready to speak on issues as they arise.

**Clerk's note.** *A little while ago the parish council applied for the woods adjacent to Gleamingwood Drive to be protected by a Tree Preservation Order and I am pleased to inform you that a temporary TPO has been issued by Maidstone Borough Council. If this is not challenged within six months then it automatically becomes a permanent TPO. It is likely to be challenged and the parish council will then be asked to write to MBC to support the TPO. The parish council is awaiting a copy of the order as MBC had indicated it would only cover the access/egress route of the development and the parish council has argued that it should be the whole area (Reeds Croft and Cowbeck Woods).*

**6.3 APP/U2235/Z/15/3131424**

Location: Roundabout at Westfield Sole Road Boxley Kent

Proposal: Advertisement Consent for 5 non-illuminated sponsorship signs as shown on site location plan received 20/4/15; and elevation drawing received 6/5/15. Appeal Starting date: 1 September 2015.

This is a written hearing and the parish council's previous response has been supplied to the inspector.

**Item 7 Highways and Byways.** Purpose of item: Decision/guidance

**7.1 Yelstead Lane request for Not Suitable for HGV signs.** KCC H.W&T was contacted about the idea to make Westfield Sole Road and Yelsted Lane part of a one way system. The Highway Engineer stated that if there was an over-whelming safety need that this could be considered however in this particular case Westfield Sole Rd and Yelsted Lane did not register as having a major safety problem. He knows of one other rural one-way system and described it as challenging because vehicles using it now often travel at speed as they do not expect other vehicles coming towards them and this is dangerous for pedestrians, cyclists etc. There was also an issue of signs becoming overgrown or being knocked down and drivers new to the area then going down the lane in the wrong direction.

*Clerk's note: Members' asked for the decision concerning the signs to be returned to the agenda in 6 (now 5) months. Do they wish this idea also to be returned at that time?*

## **7.2 HGV parking on roads**

*Since my last update to you on 12 May, we have had a further catch-up meeting with KCC Highways on 6 August and with Kent Police on 3 July which covered both the ongoing illegal HGV parking issues and Operation Stack. We also met with 6 MPs during June and July to promote the excellent work of our Local Councils and to highlight a number of issues where we would welcome their help, including HGV parking and Operation Stack.*

*The main focus this summer has been around Operation Stack and its impacts on Kent's communities and businesses, which seemed to be in operation for most of this summer. We have been feeding in member Councils concerns to Kent Police and KCC during this period. As you will know, the Government announced that Manston Airfield will, when required, be temporarily used as part of Operation Stack to provide short term additional capacity to help manage freight traffic on its way to the Port of Dover. You will probably have seen the e-mail that we have just sent out to member Councils along the proposed route to Manston Airfield and then on to the Port of Dover seeking their input now on possible issues but also for them to provide feedback if and when Manston Airfield is actually called into use. We will be using those responses in our future discussions with KCC and Kent Police.*

*As a result of our interaction with KCC and Kent Police we have been invited to be involved in the future work that will look in more detail at locations for small-scale overnight lorry parks. We will be seeking input from our member Councils when this work goes forward. Small-scale overnight lorry parks will also be helpful in trying to tackle the illegal HGV parking that goes on regardless of whether Operation Stack is in use or not. However, as mentioned previously, county-wide enforcement is key to tackling illegal HGV parking otherwise we will only be moving the problem to another area in the county. We have been in contact with Ashford Borough Council with regards to the Pilot enforcement scheme they are currently running. Our latest engagement with Ashford Borough Council was last week and the feedback on the progress of their pilot will be built into our letter to all District/Borough Councils.*

*Our next meeting with KCC Highways will be taking place at the beginning of November (just trying to finalise the date), where we will continue to raise illegal HGV parking and Operation Stack. Our Executive Committee is finalising its own motion on illegal HGV parking at its 26 September meeting for debate at our Annual General Meeting on 21 November.*

*Will keep you posted on developments and am happy to discuss in the meantime.*

*Kind Regards*

*Terry Martin*

*County Secretary*

*Kent Association of Local Councils*

## **7.3 Operation Stack views of local parish councils are sought by KALC**

*Dear Members Councils in the Swale, Canterbury, Thanet & Dover areas, plus Detling, Stockbury, Thurnham, Bredhurst and Boxley Parish Councils,*

*As you know, Operation Stack was called on numerous occasions over the summer period due to issues in Calais causing significant disruption to many communities across the county. It attracted significant media coverage both locally and nationally.*

*As a result, the Department for Transport issued several Press Releases in August regarding the Government's announcement that Manston Airfield will, when required, be temporarily used as part of Operation Stack to provide short term additional capacity to help manage freight traffic on its way to the Port of Dover. The freight route is attached. You will no doubt have seen the resulting media coverage. This was followed last week by an information note from Highways England, Department for Transport,*

Kent Police and Kent County Council to residents regarding Operation Stack and information on local roads (copy attached). [Clerk's comment: these can be supplied to members on request].

Department for Transport Press Releases

<https://www.gov.uk/government/news/new-measures-to-relieve-pressure-on-operation-stack>

<https://www.gov.uk/government/news/operation-stack-routing-announced-to-manston>

As you know, we have regular catch up meetings with Kent County Council and Kent Police. We would like to tap into your local knowledge so that we can feed in information from member Councils that are likely to be affected by the temporary use of Manston Airfield. In particular, we would like to invite your Council to provide us with the following by Friday 2 October:

- Are there any particular issues that are likely to arise in your area and how might they be overcome?
- Are there any present shortcomings (e.g. state of the road) that might be exacerbated by heavy traffic and is there anywhere that is vulnerable to continuous heavy use?

If Manston Airfield is subsequently used as part of Operation Stack, then we will make contact with you during that period for feedback on actual issues that are impacting on your local community so that we can feed these in to Kent County Council and Kent Police.

If you have any questions, please do not hesitate to contact us.

**Clerk's comment:** When operation stack is in place the traffic movements at junction 3 of the M2 and so the A229 and junction 6 of the M20 significantly increases. In the Clerk's personal experience the traffic management at the M2 roundabouts (Taddington Wood and Lord Lees roundabouts) is insufficient to deal even with the day to day traffic. Members may wish to identify how traffic flow at the junctions might be improved for instance the introduction and enforcement of yellow hatched boxes at the entrances onto the roundabouts at both M2 roundabouts.

<b>Item 11 Kent County Council Consultations/notice.</b>	Purpose of item:
INFORMATION/GUIDANCE	

### **Item 11.1 Minerals & Waste Local Plan 2013-30 - Proposed Modifications Consultation.**

KCC has contacted legal consultees to invite comment (response deadline 12 October 2015) on the proposed modifications to the Kent Minerals and Waste Local Plan (MWLP) 2013-30.

The document is available to view at [http://consult.kent.gov.uk/portal/mwcs/mwlp-submission/proposed\\_mods](http://consult.kent.gov.uk/portal/mwcs/mwlp-submission/proposed_mods) and it incorporates all the County Council's proposed main (in yellow boxes) and additional (minor) modifications (in pink boxes).

At this stage in the plan making process, the County Council is only inviting comments related to matters of legal compliance and soundness.

*Clerk's note: I have scanned the document and can find no issue that directly relates to Boxley Parish. In view of this I suggest NO FURTHER ACTION.*

### **Item 11.2 Changes to the Kent Permit Scheme. FOR INFORMATION.**

Kent County Council is giving notice of changes to the Kent Permit Scheme to comply with the Traffic Management Permit Scheme (England) (Amendment) Regulations 2015. KCC intend to make the Kent County Council Permit Scheme Order 2015 on 1 October 2015.

The Kent Permit Scheme, which operated under the powers of the Traffic Management Act 2004, was introduced to enable Kent County Council to better manage activities in the public highway and improve KCC's ability to minimise disruption from utility companies' street works and KCC's own highway works, both of which are covered by the scheme.