



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

Beechen Hall, Wildfell Close, Walderslade, Chatham, Kent. ME5 9RU  
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**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 9 May 2016** at **Beechen Hall, Wildfell Close, Walderslade ME5 9RU** commencing after the parish council meeting when it is proposed to transact the following business:

- 1 Apologies and absences**  
To receive and accept apologies for absence.
- 2 Declaration of Interests, Dispensations, Predetermination or Lobbying**  
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.

### **To adjourn to allow members of the public to address the meeting**

- 3 Planning Applications for Consideration**  
16/503863/FULL Construction of a Class A1 Retail Foodstore and associated servicing, parking, landscaping and access arrangements at Plot 9 Eclipse Park Sittingbourne Road North Maidstone. Deadline 9 June 2016.  
Members are reminded that a pre-application consultation meeting took place, with Mr Yandle of Gallagher Property attending, at a specially convened meeting at St John's School Grove Green (18 January 2016). The meeting was open to the public and a few local residents did attend. In view of this the Chairman has decided not to convene another public meeting but to release a summary of the planning application and advertise this on the parish council's website, Facebook and community alert.

Clerks briefing notes: The planning application contains a Design and Access Statement which members will find of particular interest as it deals with the access and the physical footprint of the building. It contains various colour views of the store, the site access and some cross sections. This is a particularly useful document to read.

What has been developed since the meeting is an explanation of the three options as to where the actual store is located on the site and members will not be surprised to see that it is in the immediate corner of the site so that there are unrestricted views of the store from the M 20 and A 229 (N E corner of the site).

Councillor Harwood has submitted some initial views on the plans:

- The proposed planting is limited in extent and overwhelmingly non-native, and thus will not reinforce local AONB setting landscape character, screen the large building by day or night or benefit wildlife as demanded by national and local policy.
- The proposed building has a very large area of roof which will be highly visible from the AONB, the original development brief for Eclipse required living roofs.
- MBC policy and the NPPF requires an element of renewable clean energy generation, such as solar photovoltaic panels or ground source pump, within new commercial development and none is currently proposed.
- There is a local surface water flooding problem at the business park/former Park and ride spine road and the adjacent stretch of Bearsted road, therefore it would perhaps be

appropriate for a sustainable urban drainage solution to be incorporated into any development on this site to mitigate dejected rate of roof and car park run-off.

The planning application also contains transport statement, and it is confirmed that there will be two new bus stops on Beasted Road. The site will be supplied from the Waitrose distribution centre in Aylesford and all HGV vehicles will arrive and leave via the motorway.

The application for planning permission indicates that there will be 67 full-time and 133 part-time staff.

The application does not include details on the planned opening times of the store however it does note that the nearby Tesco store has 24-hour opening. A very quick internet search found that there are a few Waitrose stores that open 24 hours. The parish council has in the past had to deal with complaints from residents around the Tesco's Grove Green store concerning vehicles arriving late at night but it should be noted that this store is not set within a residential area. There are residential dwellings to the West and South of the site but none immediately adjacent to the site.

Parking. 284 customer and staff car parking spaces will be provided and this includes disabled, parent and child parking, cycle stands and motorbike spaces.

The NEXT development at Eclipse Park was allowed at the planning appeal stage even though MBC refused permission on the grounds that it contravened the local plan relating to town centre shopping. No comment is made in this briefing paper on the local plan's policy concerning competitive and strong economy in the town centre as the Clerk feels that the principle of development for retail has already been established at Eclipse Park. Information will be available at the meeting should members wish to use this planning policy as a reason for refusal.

To help members locate plans the following is a short summary with the relevant numbers:

- 3552/P01 site plan. A helpful document.
- 3552/p 003 this is a site plan and will give you the location of the site in relationship to the rest of the properties at Eclipse Park. This is a helpful plan
- 3552/p 201 this is another cross section of the site but more detailed with signage and where windows are etc. This is a helpful plan
- 3552/P301 the cross-section of the site showing the various elevations. This is a helpful plan
- Title landscape planting plan sheet one of two drawing number 15 – 55 – PL – 202, sheet 2 of 2 drawing number 15 – 55 – PL – 203. This details the car parking for the site including the landscaping and names of plants etc. These are fairly helpful plans.
- 3552/P002 this is the parking details and is a helpful plan.
- 3552/p 102. This is an overhead view of the roof and it will show the fall of the roof. Not particularly useful.
- Illustrated landscape masterplan drawing number 15 – 55 – PL – 202. Not particularly helpful if you have looked at other plans.
- 3552/p101 this is a downward view of the footprint of the store. Not particularly helpful.

Summary of the other documentation available on the MBC website and also at the parish office are:

- Design and access statement. This document is probably the most useful document.
- A Planning and Retail Statement and this includes details of the proposed development, relevant planning policy, and background retail information.
- Eclipse Park phase 2 site investigation mainly to deal with site investigation, ground conditions and geo-environmental assessment etc.

- Ecological assessment. This includes details on wildlife use of the site, ecological evaluation and has a summary and conclusion. This summary states that there is no overriding ecological constraint the development of the site.
- Energy efficiency and responsible development report. This document highlights how the company will be energy efficient but as Councillor Harwood points out there appears to be no renewable energy generation.
- BREEAM report. This is a technical report relating to energy efficiency at the development.
- Travel plan. This includes details of how Waitrose will be encouraging sustainable travel, as members are aware the Clerk considers such reports to be basically worthless. It is highly likely that almost all visits to this site will be by private vehicle.
- Flood risk assessment. This document states that the site is not at significant risk of flooding from, groundwater, sewers or from the land surrounding it. This is contrary to the local information supplied by Councillor Harwood.
- Report on trees. The conclusion of this report is the site should be subject to a suitable planting and landscaping scheme with the removal of current trees including protected trees as it was felt that the trees were in a poor condition.
- Soft landscape. This document is an illustrative landscape masterplan showing the design of the landscaping proposed for the site. Councillor Harwood has indicated that it does not incorporate indigenous species as per the requirements of MBC. Members may wish to consult this document to see what is planned.
- Transport assessment. This document is dated April 2016 and contains all the technical information and surveys on transport, now and future, in the area. As members are aware removal of the park-and-ride from the site means that there is little scope to argue concerning additional traffic to the area.

The Environment Committee is responsible for deciding parish council's response to this planning application. If the committee wishes to see the application refused it has to state on what grounds, material planning reasons, and where possible quote the relevant local plan policy or regulation. If the committee does not wish to object it can put forward conditions to mitigate any impact.

16/504177/TPO TPO application 1no. Sweet Chestnut - remove epicorm growth on stem to height of crown break, 6m roughly. Cherries over hanging rear boundary to be reduced toward boundary by up to 2 metres. 11 Micawber Close Boxley Kent ME5 9JZ. Deadline 7 June 2016

16/503532/FULL Retrospective - Use of roof area above garage as annexe to main house and erection of side porch to garage. Ajax Boxley Road Walderslade Kent ME5 9JG. Deadline 7 June 2016.

16/504005/FULL Variation of condition 5 of 11/0342 (An application for a new planning permission to replace an extant permission MA/07/1578 (Erection of a detached four bedroom dwelling and garage) to extend the time limit) - to change landscape design. Land Adjacent 70 Bargrove Road Maidstone Kent. Deadline 8 June 2016.

16/504407/TPO TPO application to 2no. Sweet Chestnut - Fell, 2no. Silver Birch - Fell, 1no. Hornbeam - Fell, 7no. Sweet Chestnut - Remove major deadwood. Trees Behind 42 Orbit Close Boxley Kent ME5 9NF. Deadline 13 June 2016.

4 **Next Meeting**

Next full environment meeting 13 June 2016 at Beechen Hall commencing at 7:30pm.

*Pauline Bowdery*

Pauline Bowdery  
Clerk to Boxley Parish Council

Date: 31 May 2016

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.