



BOXLEY PARISH COUNCIL
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 11 December 2017** at Beechen Hall, Wildfell Close, Walderslade ME5 9RU 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 6 & 13 November 2017.** (7.33)
To consider the minutes (previously circulated) and if in order sign as a true record.
4. **Matters Arising from the Minutes** (7.35)
 - 4.1 Minute 3034/5 Kitewood Land Impton Lane. Have asked to attend the 5 February meeting to update members on a proposal.
 - 4.2 Minute 3045/4.1 Development Wildfell Close. Awaiting Planning Officer's report.
 - 4.3 Minute 3045/4.2 Ancient Woodland and TPOs. The issue will be taken by Maidstone KALC to the 15/01/18 MBC liaison meeting.
 - 4.4 Minute 3045/4.4 Milestone Chatham Road. See report (page 3).
 - 4.5 Minute 3045/4.5 Boxley Road, Walderslade, KCC tree/verge maintenance. Pressure is being kept on KCC to bring the dates for the work forward from Spring 2018 and contractors have been seen out on-site.
 - 4.6 Minute 3045/4.6 Traffic Speeds, Boxley Road/Beechen Bank Road. Awaiting response from Medway Council.
 - 4.7 Minute 3045/4.7 Chatham Road design, Sandling. Awaiting update from KCC on the costs and whether the whole design will be funded.
 - 4.8 Any other matters arising from the minutes not on the agenda.
- To adjourn to allow members of the public to address the meeting** (8.05)
5. **Planning Applications for Consideration - DECISION** (8.15)
To receive and decide on responses to planning applications. See reports (page 3).
6. **Planning Decisions, Appeals and Appeals Decisions - INFORMATION** (8.25)
 - 6.1 STEM School, Land at Valley Park School, New Cut Road. See report (page 3).
 - 6.2 Review of recent decisions from MBC that did not correspond with BPC responses. See report (pages 3-4).
7. **Highways and Byways - DECISION** (8:30)
 - 7.1 M2 junction 3 and A229 and surrounding highway infrastructure. See report (pages 4-5).
 - 7.2 Flooding Boxley Road Walderslade. See report (page 5).
 - 7.3 Lower Thames Crossing. Traffic information. See report (page 5).

8. **Safer Crossing Point Grovewood Drive North** (8.40)
To supply members with an urgent update. See report (pages 5-6).
9. **Policy and Procedures - REVIEW** (8.48)
9.1 BPC Wish List. Clarification on crossing point for new development. See report (page 6).
9.2 Cllr Bob Hinder's request for an additional scheme to be included. See report (page 6).
10. **Members Reports - INFORMATION** (8.53)
To receive any reports or notification of issues from members.
11. **Volunteer Groups - INFORMATION** (9.00)
To receive any reports.
Community working. See report (page 6).
12. **Matters for Information – INFORMATION** (9.05)
12.1 Programmed Tree Work. See report (page 7).
12.2 Yellow lines Provender Way. See report (page 7).
13. **Next Meeting** (9.10)
Next Environment Committee meeting 15 January 2018 at Beechen Hall commencing at 7:30pm. Items for the agenda must be with the parish office no later than 5 January 2018.

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** (9.11)
To receive any reports on outstanding issues.

Pauline Bowdery

Pauline Bowdery
Clerk to Boxley Parish Council

Date: 5 December 2017

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: Minute 3011/8.3 Junction 3 of the M2 KCC Strategic Planning for improvements. Minute 3031/15.1 MC/17/2341 Proposed development Darland Farm. February 2018 T&MBC Local Plan update. March 2018 Minute 3030/7.1 Lidsing Road. Request for road painted chevrons at all its junctions. August 2018 Minute 3028/4.6 Speed Reduction Walderslade Woods Road. Minute 3011/8.3 Westfield Sole Rd/Yelsted Lane/ Harp Farm Rd, return if any fundamental changes. Minute 3028/4.1. Land to the rear of Tesco Grove Green. Parish office will undertake the work when it is able.

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 11 December 2017.
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 4 Matters Arising from the Minutes

Item 4.4 Milestone Chatham Road. Sandling Village Hall Association has been supplied with the information the parish council had, including details of the contact for the Maidstone representative of The Milestone Society.

Item 5 Planning Applications for Consideration - DECISION

For Decision:

17/505898/FULL Change of use of waste/common land to rear of property to residential garden land. 1 Yew Tree Close Lordswood Chatham Kent ME5 8XN. Deadline 12 December 2017

17/506025/FULL PROPOSAL: New garage to replace existing. New roof to existing extension, with this roof to extend over a new raised patio area, which itself is replacing an existing conservatory. 102 Chatham Road Sandling Maidstone Kent ME14 3BB. Deadline 14 December 2017

17/505654/FULL Removal of existing single-storey sun room and scullery structures, and replacement with proposed two-storey extension to side of existing dwelling house. Curlews Boarley Lane Sandling ME14 3BS. Deadline 14 December 2017

17/506039/ TPO application to fell 7 trees (four Leyland Cypress trees, two Ash trees and one Field Maple tree) to the ground level. Sandhurst Grove Green Road Weaving Maidstone Kent. Deadline 15 December 2017

17/506003/FULL Construct brick built electricity substation to serve the 77 units. The Maidstone Studios Vinters Business Park New Cut Road Maidstone Kent. Deadline 19 December 2017

17/506037/FULL Erection of three buildings subdivided into seven individual units consisting of 3839 sq.m of floor space for B1(b) B1(c), B2 & B8 employment uses with ancillary yards, parking and landscaping. Land at St Michaels Close Aylesford Kent ME20 7AR. Deadline: 20 December 2017

Item 6 Planning Decisions, Appeals and Appeals Decisions - INFORMATION

6.1 APP/U2235/W/17/3185916, STEM School, Land at Valley Park School, New Cut Road. A Public Inquiry is to be held, details of dates etc. still awaited. The Inspector will automatically receive all the previous documents including representations from residents and the parish council but you can add, modify or withdraw your comments and you have until the 2 January to do so. Cllrs Bob and Wendy Hinder have indicated that they wish to attend the actual Public Inquiry. Helen Whately MP has notified the parish council that she will be sending a response to the Planning Inspector and recognises that there will be parking issues on Grovewood Drive South which will need a Road Traffic Order which should be funded by the applicant. The Clerk responded that RTOs will also be needed for the adjacent closes and a request was made that this was added to her response.

6.2 Recent MBC decisions that did not correspond with BPC responses.
16/502026 Proposed first floor side extension at 89 Badger Road. The Parish Council did not object and MBC failed to make a decision in time so the applicant took it to appeal. The Planning Inspector refused permission with the following explanation

The proposed extension would span the full width and depth of the existing extension and its pitched roof would follow the same alignment as the roof over the original building. It would, therefore, significantly reduce the space between the appeal property and the adjoining terrace. Furthermore, as a result of angled arrangement of the buildings, the space which would remain would only be seen from a relatively narrow range of views along Badger Road.

8. The absence of a set-back in the front elevation would also add to the bulk and apparent width of the extended property. The building would not, therefore, reflect the staggered arrangement of which is typical of adjoining buildings. Further, the exclusively brick front elevation of the extension would not maintain the distinctive rhythm of the street scene.

9. I have had regard to the two storey extensions to Nos 67 and 97 Badger Road. However, both of these properties are at corner locations and the extensions are stepped back from the front elevations of the original building. The extension to 15 Autumn Glade is also set back from the front elevation and the space to the side of it is wider than would be the case at the appeal property. Nor does the extension to 12 Golden Wood Close significantly close down the space to the side of that property. As such, none of these extensions is directly comparable to the appeal proposal and nor do they materially alter the characteristics of the area identified above.

10. Reference has also been made to the grant of planning permission for an extension to 11 Golden Wood Close. However, I have not been provided with details of this scheme and, therefore, can accord it limited weight.

11. Consequently, I find that the proposal would have a harmful effect on the character and appearance of the area. It would, therefore, conflict with Policy H18 of the Maidstone Borough Wide Local Plan 2000 insofar as that policy requires extensions to residential properties to retain the character of the original property and complement the street scene. Nor would the proposal accord with paragraphs 56 or 60 of the National Planning Policy Framework or Policies DM1 or DM8 of the emerging Maidstone Borough Local Plan 2016, to the extent that they have similar aims.

12. Moreover, the proposal would not comply with the Council's Residential Extensions Supplementary Planning Document which advises that side extensions should not have an adverse impact on the spaces between buildings and should maintain the rhythm of the street scene.

17/500979 Erection of two storey side extension with internal and external alterations at Sandhurst, Grove Green Road, Weaving. The Parish Council did not object, but MBC refused it on the grounds of its size, scale and lack of setback from the existing front elevation which would result in a disproportionate additional harming the character and appearance of the property and unbalance the pair of semi-detached properties of which it is one.

17/502100 4 detached dwellings at Bredhurst Garden Centre. BPC wished to see this application refused but permission was granted by MBC.

Item 7 Highways and Byways - INFORMATION

7.1 M2 junction 3 and A229 and surrounding highway infrastructure. (e-mail from Cllr BH 17/11) Helen Whateley MP, Tom Tugenhat MP, Tracey Crouch and Helen Grant MP plan to ask for the issue/s to be "an agenda item for the briefing meetings that take place with Kent MPs and Paul Carter as Leader of KCC in Westminster, as both Highways England and KCC will need to input into such a discussion and cover other related issues, including the Highways England recent consultation on the M2 Junction 5 improvements.

The Parish Council produced a briefing document for the MPs identifying the problems with attachments of the various correspondence, agenda reports and the response to the Lower Thames Crossing Consultation. Cllr Bob Hinder gave copies to Helen Whately.

Latest response (28/11/17) from KCC, Andrew Westwood, Traffic Management. KCC Strategic Planning

A possible scheme for the top of Bluebell Hill is currently on hold. While there is an identified need to improve the junction the funding stream available unfortunately was insufficient to deliver the scheme. The council is now looking at what other funding

sources are available to develop a major scheme that could deliver an improvement. It is hoped that the recent government announcements will help with identifying a suitable fund.

I should mention that KCC did raise the issues of increased demand at junction 3 in the consultation process to Highways England and in principle support the option c variant that would have resulted in an improved link between the M2 and M20.

7.2 Flooding Boxley Road Walderslade. Clerk's report. Southern Water has a reservoir down Bell Lane and last week was dumping a huge amount of water onto the farmers land as they needed to empty the reservoir to fix some valves. They told the farmer that they were putting the water on his land, which he then stopped them doing, because if they run it off into the overflow pipe it floods Boxley Road. The farmer was told by one of the workers that the valves were faulty and had been for a long time. This may not account for all the flooding along Boxley Round (including the roundabout) but if the valves were allowing excess water into the overflow pipe then it may explain some of it.

7.3 Lower Thames Crossing. Members requested a percentage figure for the traffic that would be using the M2 if the Lower Thames Crossing was built. Clerk's note. Unfortunately, with forecasts in The Post Consultation Scheme Assessment Report Volume 5: Traffic and Economic Appraisal focusing on growth, the benefits of and the impact of not having an additional crossing it is difficult to extract certain details. A copy of the report can be supplied to members on request however the following information has been extracted from the multiple statements and tables.

- The report predicts a 23% increase in traffic movements by 2025¹.
- In 2025 the Lower Thames Crossing (LTC) route will reduce the traffic volumes on the existing crossing by 9% (with HGV volume reduced by 29%)².
- The Dartford Crossing (DC) has capacity for 12,600 vehicles per hour. The LTC has 74% more capacity with 21,920 vehicles per hour.
- In 2025 the expected split between the LTC and DC, based on an estimate of 476,000 vehicular movements is: LTC 36.13% and DC 63.60% of traffic.³

As stated in the November meeting report an additional 22,000-24,000⁴ vehicle movements are predicted along the M2 if the LTC is completed; this will therefore be 4.62% - 5.04% in additional to the expected 23% growth.

Item 8 Safer Crossing Point Grovewood Drive North- DECISION

Mrs Jennie Watson, Schemes Project Manager Highways, Transportation & Waste, Kent County Council has confirmed that a request for a zebra crossing on Grovewood Drive North would not, for technical and safety reasons, be supported even if the parish council funded it.

It would not get officer's support as the removal of the current pedestrian refuge would result in an increase in traffic speeds along Grovewood Drive North. The solid nature of the refuge acts as a traffic calming measure.

The zebra crossing would in effect create as many problems as it potentially solved and KCC cannot support any change that would just swap one set of problems with another different set.

A speed indicator device or interactive sign could be a compromise at approx. £10,000. Members' guidance is sought.

¹ Table 4.5.2 Post Consultation Scheme Assessment Report Volume 5: Traffic and Economic Appraisal,

² Table 4.5.5

³ Table 4.2

⁴ Table 4.4

Item 9 Policy and Procedures - REVIEW

9.1 BPC Wish List. Clarification on the location of the proposed crossing point for new development. Extract from decision notice for the Development of 77 dwellings at Maidstone Studios. *No dwelling shall be occupied until highway works agreed under section 278 of the 1980 Highway Act have been implemented in full to the satisfaction of the Local Planning and Highways Authorities. These works comprise:*

- i. A new zebra crossing on New Cut Road and the removal of the existing dropped kerbs on the northern side of the junction with Grovewood Drive.*
- ii. New dropped kerb crossings and tactile paving provided on Grovewood Drive at its junction with New Cut Road, including tactile paving on the existing splitter island.*
- iii. Provision of bus boarders at the 2 bus stops closest to the development site on Grovewood Drive.*

Reason: In the interests of highway safety.

9.2 Cllr Bob Hinders request that the following is added to the wish list.

Proposal for Members Consideration. Highways Improvement Cllr Bob Hinder

I have noted on numerous occasions pedestrians walking down Beechen Bank Road in both directions.

They experience a problem when they reach the bridge over the end of Cossington Road because the footpath ceases at this point. Between the bridge and Woodlands Road there is no footpath on either side of Beechen Bank Road.

I would like to propose that this scheme to add a footpath between these two points be added to the suggested list of highway improvements within the parish. The only way at present is for walkers to use the muddy verge between these points (which could be dangerous) or use a footpath that goes up through the woods which can be extremely slippery and muddy in the winter months.

I have measured the length of path needed and it is 36.6M across the bridge or 347.6 M for its entire length.

Item 11 Volunteer Groups – INFORMATION.

Community Work Group. Clerk's report on the 8th, 15th and 29th November visits (the 22 November visit having to be cancelled due to an emergency job elsewhere). Beechen Hall, Wildfell Close, Lordswood Lane, Walderslade Woods Road, Beechmore Drive, the triangle at the village end of Boxley Road and footpaths from Boxley Road down into the residential area adjacent to Boxley Road Walderslade have all received visits to undertake minor work such as shrub cut backs, footpath edging work, litter picking etc. Arrangements have been made for the group to work in Grove Green on 6th and 13th December.

Maidstone Borough Council suggested some areas outside of the parish that might benefit from litter picking and the parish office passed the request on to the co-ordinator and other workers will visit the areas as time becomes available.

Currently the cost to the parish council is Clerk/office time, purchase of some tea and coffee and a replacement yard broom. The community workers come with a basic supply of equipment and so far only brooms have been needed.

The Clerk has now produced a programme of work, including location plans, for the various areas of the parish that have work identified. It is hoped that once things have settled down after Christmas that each area will receive a visit before March/April. For the larger areas like Walderslade/Lordswood and Grove Green there will be 4-5 visits in succession with 1-2 visits for the villages before the group moves on to another area. Once each area has been visited by the group it will return to do any outstanding or follow up work.

Work requests can be added to the work programme.

Item 12 Matters for Information – INFORMATION

- 12.1 Programmed tree works on highway verges. KCC has notified the parish council that tree surgery (not felling) will be undertaken on individual trees in: Bargrove Rd (near no 17) and Celestine Close (no 3) with work to be completed within a 2 month period deadline 15/1/18. KCC has notified (e-mail 27/11/18) the parish council of various tree work programmed for Franklin Drive, Provender Way, Speedwell Close, Harvesters Close, New Cut, Provender Way and Grovewood Drive South; in all 46 trees have been identified for work.
- 12.2 After contact from St John's School the parish office arranged for the yellow lines outside the school to be repainted. Unfortunately, the bus stop box was not repainted as MBC responded "*regret as the bus stop concerned is only a request bus stop, the double yellow lines should suffice*". Parents are blocking the bus stop, which is causing safety issues for a family that use the service. Another request with a fuller explanation of the problems faced by the family and also clarification on whether MBC enforces the lines has been requested from the school.