



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 12 June 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 Meeting 8 & 15 May 2017.** (7.33)
Previously circulated.

To adjourn to allow members of the public to address the meeting (7.35)

4. **Matters Arising from the Minutes** (7.45)
- 4.1 Minute 2986/4.1 Inconsiderate parking Provender Way, yellow lines. Meeting with KCC Highways scheduled for 27 June.
 - 4.2 Minute 2986/4.2 Grovewood Drive South yellow lines. Meeting with KCC Highways scheduled for 27 June.
 - 4.3 Minute 2986/4.3. Land to the rear of Tesco Grove Green. Parish office is still attempting to locate the owners.
 - 4.4 Minute 2986/4.4 Development Wildfell Close. Cllr Bob Hinder has written to County Councillor Carter and a reply is awaited.
 - 4.5 Minute 2986/4.5. Grovewood Drive North Crossing facility. Meeting with KCC Highways scheduled for 27 June.
 - 4.6 Minute 2986/4.6. Parking at Grovewood Drive North, Shepherd's Gate Drive etc. Meeting with KCC Highways scheduled for 27 June.
 - 4.7 Minute 2986/12 Seat at Timber Tops Play Area. Awaiting installation by MBC.
 - 4.8 Minute 2986/8.2 Community Payback Service. A meeting has been arranged with CPS for 7 June 2017 and a report will be forwarded.
 - 4.9 Minute 2988/7.1 Lower Thames Crossing. Additional traffic and air pollution. Issue to be raised at 27 June meeting.
 - 4.10 Minute 2988/10 Ancient Woodland. The issue will be taken by Maidstone KALC to the next MBC liaison meeting.
 - 4.11 Any other matters arising from the minutes not on the agenda.
5. **Pre-application consultation** (7.55)
To receive a pre-application from Kitewood, land at Impton Lane.
6. **Planning Applications for Consideration - DECISION** (8.10)
To receive and decide on responses to planning applications. See reports (page 3).

17/500471 Land North of Street Farm Cottages. Ratification on amendment to original response.

17/502409/TPO Application 3 Celestine Close Walderslade.

17/502616/FULL Freshwoods Bearsted Road Weaving.

17/502788/TPO: 10 Round Wood Close Walderslade.

17/502788/TPO 10 Round Wood Close Walderslade.

7. **Planning Decisions, Appeals and Appeals Decisions - INFORMATION** (8.20)
To receive any update on decisions. See report (pages 3-4).
8. **Highways and Byways - DECISION** (8.23)
 - 8.1 Boxley Parish road classifications. See report (page 4).
 - 8.2 Parking of HGVs in residential areas. Members requested a revisit to the situation to see if any further work is required.
9. **Tree Preservation Orders – INFORMATION & DECISION** (8.30)
Maidstone Borough Council position. See report (page 4).
10. **Policy and Procedures - REVIEW** (8.33)
Laminated Planning Advice sheets, available at meeting. The Clerk has reviewed the contents and considers that they are still fit for purpose.
11. **Members Reports - INFORMATION** (8.34)
To receive any reports or notification of issues from members.
12. **Volunteer Groups - INFORMATION** (8.45)
To receive any reports.
13. **Matters for Information - INFORMATION** (8.55)
To receive any information.
14. **Next Meeting** (8.57)
Next Environment Committee meeting 10 July 2017 at Beechen Hall commencing at 7:30pm.
Items for the agenda must be with the parish office no later than 3 July.

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** (8.58)
To receive an update, issued as a confidential enclosure, on outstanding issues.

Pauline Bowdery

Pauline Bowdery
Clerk to Boxley Parish Council

Date: 5 June 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 2932/8.1 Flooding and the raised cushion outside of Kings Arms, Boxley Village. July 2017 Minute 2988/7.3 Maidstone Studios and parking issues. Aug/Sept 2017 Tonbridge and Malling BC Local Plan. July 2017 purchase (approx. 4 sacks), locate sites and advertise the bulb planting.

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 12 June 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 6 Planning Applications for Consideration - DECISION

Ratification

17/500471 Land North of Street Farm Cottages. To ratify Clerk's decision, after consultation with Cllr Wendy Hinder, to instruction MBC that that if the planning officer is minded to refuse the application then the parish council does not require it to be reported to the MBC Planning Committee.

Decision

17/502409/TPO Application - 1 x Oak tree - reduce height of the crown by 25% and cut back overhanging branches, estimated height of tree after works 15 metres. 3 Celestine Close Walderslade Chatham Kent ME5 9NG. Deadline 14 June 2017

17/502616/FULL Erection of a single storey front extension. Freshwoods Bearsted Road Weaving ME14 5LF. Deadline 16 June 2017.

17/502788/TPO: TPO application to remove dead, damaged or diseased limbs, crown thin by 30% and crown lift to first major branching to 1 no. Oak tree. 10 Round Wood Close Walderslade Chatham Kent ME5 9UL. Deadline 21 June 2017.

17/502788/TPO application to remove dead, damaged or diseased limbs, crown thin by 30% and crown lift to first major branching to 1 no. Oak tree. 10 Round Wood Close Walderslade Chatham Kent ME5 9UL. Deadline 21 June 2017.

Item 7 Planning Decisions, Appeals and Appeals Decisions - INFORMATION

The Granary, Court Lodge Farm, Boxley. Planning appeal – dismissed.

The Parish Council did not object to the planning application.

Conclusion taken from appeal decision document.

14. It is appreciated that the appellant is an active member of the community in Boxley and has contributed to village life by purchasing and safeguarding the Kings Arms public house and redeveloping the previously unattractive farmyard area. It would also provide an opportunity for the appellant's son and daughter to remain in the village. In any event the proposal would provide an additional windfall dwelling which would have social and economic benefits for the village and make a small but useful contribution towards housing land supply. It would utilise redundant garden land and be constructed to meet environmental standards. There is no objection from Boxley Parish Council or the Council's Conservation Officer. However, these arguments and benefits, even in combination, do not outweigh the significant harm that has been identified under the main issue.

15. Because the site lies within the Kent Downs AONB, where paragraph 115 of the National Planning Policy Framework indicates that development should be restricted, the presumption in favour of sustainable development does not apply in this case even if there is no five year supply of housing land in the district.

16. Having regard to the above the appeal should be dismissed.

Item 8 Highways and Byways - INFORMATION

8.1 Boxley Parish road classifications. Members asked for a briefing on the road classifications within the parish.

In KCC's USRN (Unique street reference number) Road number classification, basically an inventory of the roads, classifications, speed limits and length there are 273 listings but there is some repetition on the road names and individual roundabouts are listed. The parish office has a copy of this information.

There are 5 classes of road: A, B, C, U (unclassified) and P (Private and unmaintained public highways).

Within Boxley Parish there are approximately

- 7 A roads including the A229, Walderslade Woods Road A2045, Newnham Court roundabout, Cobtree roundabout, Bearsted Road, Running Horse roundabout.
- No B roads
- C roads including parts of The Street and Pilgrims Way, Bearsted Lane (also a partial A road), New Cut Road, Forstal Road, Lidsing Road. Dunn Street and Sandling Lane. These roads can have 30 – 60 mph speed limits
- P roads. Approx. 14 roads but some only have partial lengths as P. Well known private roads are Forge Lane and Grove Green Lane. Public but unmaintained are Cossington Lane, Longwood, parts of Abigail Crescent. It is not unusual for small closes that have been built off of larger roads e.g. Brockbank Close Impton Lane, to not be adopted after the first few yards. To obtain clearer information there would need to be individual searches on the KCC road gazetteer which is available on the KCC website.
- Unclassified roads. These are the majority of roads within the parish and U roads can have 30 – 60 mph speed limits

Item 9 Tree Preservation Orders – INFORMATION & DECISION

Maidstone Borough Council's policy is (Clerk has used bold to highlight relevant section)

*Trees considered for a TPO must be very publicly visible, in good condition and **under immediate threat of damage or removal**. If there is a tree that is under threat that you think should be protected you can ask for a TPO assessment by completing our online form.*

If the tree is eligible for a TPO we can make a legal order which is effective immediately. This is called a provisional TPO. We notify the landowners and owners of neighbouring land which may be affected by the Order, who are able to object to or support the TPO. We will confirm, withdraw or amend the TPO within six months based on any comments we receive.

Members have previously asked for a Downs Mail article to encourage residents to proactively report trees that could be identified for protection because of their contribution to the street scene etc. but like Ancient Woodland MBC is not willing to consider any submissions unless there is an imminent threat. This issue has been referred to Maidstone KALC as it echoes the concerns raised at 4.10 Ancient Woodland.