



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

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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 **Thursday 13 April 2017 at St John's School, Provender Way, Grove Green ME14 5TZ** commencing at 7:00 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 6 and 13 March - DECISION** (7.33)  
To consider the minutes of the meetings and if in order to sign as a true record (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 2966/4.1 Inconsiderate parking Provender Way, yellow lines. Awaiting response from County Councillor Carter.
  - 4.2    Minute 2966/4.2 Grovewood Drive South yellow lines. Awaiting response from County Councillor Carter.
  - 4.3    Minute 2966/4.3. Land to the rear of Tesco Grove Green. Parish office is still attempting to locate the owners.
  - 4.4    Minute 2966/4.4 Development Wildfell Close. See report (page 3).
  - 4.5    Minute 2966/4.5. Grovewood Drive North Crossing facility. The public petition was submitted to KCC on 24 March 2017.
  - 4.6    Minute 2966/4.6. Parking at Grovewood Drive North, Shepherd's Gate Drive etc. Awaiting response from County Councillor Carter.
  - 4.7    Minute 2966/4.7 Grounds Maintenance. Various contractors have been contacted asking for potential costs etc.
  - 4.8    Minute 2969/12 Seat at Timber Tops Play Area. Awaiting installation by MBC.
  - 4.9    Any other matters arising from the minutes not on the agenda.
5.    **Planning Applications for Consideration - DECISION** (7.50)  
To receive and decide on responses to planning applications. See reports (pages 3-4).  
17/501077/TPO application 6 Forestdale Road Walderslade.  
17/500936/FULL 14 Threshers Drive Weaving Kent.  
17/501451/TPO. Land at New Cut Road Maidstone.  
17/501620/TPO 95 Lombardy Drive Maidstone.  
17/501540/FULL Stone House Sandy Lane, Boxley  
17/501471/FULL. Land at Valley Park School New Cut Road Maidstone Kent ME14 5SL.

6. **Planning Decisions, Appeals and Appeals Decisions - INFORMATION** (8.00)  
To receive any update on decisions.
7. **Highways and Byways - DECISION** (8:05)  
To receive and discuss any issues.  
7.1 No Parking Overnight HGV sign. See report (page 4).
8. **Grounds Maintenance - INFORMATION** (8.10)  
8.1 Community Probationary Service. See report (page 4).  
8.2 Litter bins. See report (page 4).
9. **Highway projects** (8.20)  
9.1 To receive an update on recent discussions regarding Westfield Sole Road/Yelsted Lane/Harp Farm Road. Further details will be supplied as an enclosure.  
9.2 To consider the priority of known highway issues. See report (page 7) & enclosures.
10. **Ancient Woodland** (8.40)  
Concern has been raised about MBC not being proactive to protect woodland. See report (page 4).
11. **Maidstone Local Plan Modifications** (8.45)  
To consider whether to make a response. See report (pages 5-7).
12. **Policy and Procedures - REVIEW** (8.53)  
None scheduled.
13. **Members Reports** (8.54)  
To receive any reports or notification of issues from members.  
12.1 Maidstone Joint Transport Board. To receive a verbal report from Cllr Bob Hinder.
14. **Volunteer Groups - INFORMATION** (8.58)  
To receive reports.
15. **Matters for Information - INFORMATION** (9.05)  
To receive any information.
16. **Next Meeting** (9.06)  
Next Environment Committee meeting 15 May 2017 at Beechen Hall commencing at 7:30pm.  
Items for the agenda must be with the parish office no later than 8 May.

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.

17. **Enforcement and Section 106 updates from MBC** (9.07)  
To receive any update on issues.

*Pauline Bowdery*

Pauline Bowdery  
Clerk to Boxley Parish Council

Date: 3 April 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. September 2017 Maidstone Studios and parking issues due to Christmas Shows. 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 13 April 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**

**4.4** Development Wildfell Close. Members asked why a drainage report had to be prepared.  
*Response from DHA. Essentially, KCC in their capacity as the local drainage authority have requested the information. This is not unusual and in my opinion not unreasonable (although we had of course hoped it would slip through without needing one) as effectively they are seeking sufficient information to be able to understand how the site will be drained to assess this against policy and the drive to seek sustainable forms of drainage wherever possible. In order for a strategy to be developed, it is necessary to understand ground conditions and infiltration rates to demonstrate that the most sustainable methods have been considered and whilst a detailed design will be conditioned, evidence that the strategy proposed and relied upon is feasible.*

#### **Item 5 Planning Applications for Consideration - DECISION**

##### **Decision**

17/501077/TPO application -1no. Hornbeam (*Carpinus betulus*) – Cut back growth to boundary or appropriate pruning points by approximate 2m, to final length of approximately 4m and remove lowest branch with open wound. 1no. Hornbeam (*Carpinus betulus*) - Cut back growth to boundary or appropriate pruning points by approximate 2m, to final length of approximately 3m and remove lowest small branch. 1no. Hornbeam (*Carpinus betulus*) - Fell to near ground level. 6 Forestdale Road Walderslade ME5 9NB Deadline. 17 April 2017

17/500936/FULL Demolition of existing garage and erection of a two storey side extension. (Revised scheme to approved application 16/503769/FULL). 14 Threshers Drive Weaving Kent ME14 5UA Deadline: 14 April 2017

17/501451/TPO. Common beech - Reduce large lateral limb 4m to the west. Remove all major deadwood and minor deadwood longer than 1m. Common beech - Section fell to near ground level. Land At New Cut Road Maidstone Kent ME14 5NZ. Deadline: 13 April 2017

17/501620/TPO Application. Proposed works:

1. Remove broken branch stub at 14m to N - to be reduced back to first available fork.
2. Reduce adjacent 'twin' branch (with decay/wound) back to upright side branch.
3. Lightly thin eastern canopy (mainly upper canopy to NE and lower canopy to SE), to achieve equal canopy density through eastern canopy, to be achieved through the removal of branches <100mm dia., focusing on damaged and suppressed branches.
4. Lightly thin/formative prune the younger northern and western canopy, to be achieved through the removal of branches <75mm dia., focusing on damaged and suppressed branches - 1 no. Beech. 95 Lombardy Drive Maidstone ME14 5TB. Deadline: 19 April 2017.

17/501540/FULL Block of stables for private use at Stone House Sandy Lane Maidstone Kent ME14 3DJ. Deadline 19 April 2017.

17/501471/FULL. Erection of a three storey secondary school with associated access, car parking and landscaping. Land at Valley Park School New Cut Road Maidstone Kent ME14 5SL. Deadline: 21 April 2017.

#### **Item 7 Highways and Byeways- INFORMATION/DECISION**

- 7.1 The Sandling No Parking Overnight Sign, in different languages. KCC has agreed to a sign being placed into the verge and a quotation for the sign has been received and will be processed once a translation error has been amended.

#### **Item 8 Grounds Maintenance - INFORMATION**

- 8.1 CPS. A meeting has been arranged between the Clerk and CPS for 21 April. The Clerk has been supplied with various documents to check and will forward on an update for members concerning any terms& conditions and any agreement that has to be approved/signed.
- 8.2 Litter bins. MBC has been approached to replace two missing litter bins (The Spinney and Weaving Heath) that had been removed/damaged. It has now been identified that as these bins are/were adjacent to play areas and likely to have originally been installed by the Parks and Open Spaces Department the MBC Cleansing Department will not replace them. The parish office has contacted the Parks and Open Spaces Department and also placed a request for replacement bins on the MBC website.

#### **Item 9 Highway projects - DECISION**

9.2 Members to undertake a review of the currently outstanding highway issues to identify any that might meet the criteria for being considered for funding and to try to identify how they wish to prioritise projects.

- Westfield Sole Road & Yelsted Lane.
- Grovewood Drive North Safer Crossing Point
- Yellow Lines Grovewood Drive South
- Yellow Lines Provender Way (school time issue)
- Road/verge design improvements Old Chatham Road, Sandling
- Grovewood Drive North etc. (Studio parking issue)

#### **Item 10 Ancient Woodlands - INFORMATION**

Maidstone KALC Ancient Woodlands. The issue will be taken by Maidstone KALC to the next liaison meeting.

*Clerk's note: At the last meeting members asked that this be included as an agenda item to allow any discussions.*

One issue members may wish to discuss is trying to get residents/volunteer groups involved in identifying trees that need individual TPOs placed upon this. This would require residents/volunteer groups contacting MBC to see if the tree has an existing TPO.

## Item 11 Maidstone Local Plan Modifications - DECISION

### Maidstone Borough Local Plan Proposed Main Modifications.

Deadline for response 19th May 2017.

Taken from MBC notification.

#### **Background**

*The Maidstone Borough Local Plan was submitted for independent Examination in May 2016. An independent planning inspector, Mr Robert Mellor, was appointed by the Secretary of State to conduct the Examination with the purpose of deciding whether the Plan was 'sound', or whether it could reasonably be amended to be made so.*

*The Inspector held Examination hearings in Maidstone Town Hall between October 2016 and January 2017 at which the content of the Plan was debated.*

*During the course of the Examination, a number of proposed Main Modifications to the Plan were gradually compiled. These are the changes to the Plan which, at this stage, the Inspector thinks will be needed for him to be able to conclude that the Plan is 'sound'. The Inspector now requires these proposed Main Modifications to be published for public consultation so he can take account of views on them before he reaches his final conclusions on the Plan and the changes needed to it.*

#### **Scope of the consultation**

*This consultation is about the proposed Main Modifications specifically; it does not cover the other parts of the Plan which are not proposed to be changed. Your comments should specify whether the proposed Main Modifications will make the Plan sound and, if not, how you think they need to be altered to make it sound.*

*The proposed Main Modifications have also been subject to a **Sustainability Appraisal (SA)** and this SA is also published for public consultation at the same time. During the Examination, two amended SA reports were prepared to address oversights in the original SA Maidstone Borough Council is inviting members of the public to view and comment on the following documents:*

- Schedule of Proposed Main Modifications to the Maidstone Borough Local Plan*
- Sustainability Appraisal of Proposed Main Modifications*
- Sustainability Appraisal of Proposed Main Modifications Non-Technical Summary*
- Sustainability Appraisal Report Addenda (July 2016 and August 2016)*

#### **Briefing note.**

Clerk's note. Common sense has been used and only the changes that the Clerk considers will have a direct impact on the parish are being covered in this document. A full briefing note can be supplied if members wish. Copies of the documentation are available on Maidstone Borough Council website.

Schedule of Proposed Main Modifications

#### **MM1**

4.3 This is an update to reflect the Interim Findings that reduced the number of dwellings from 18,560 to 17,660. Some changes have also been made to the office, industry and warehousing floor space requirements.

#### **SS1**

- 4. There has been an adjustment to the business park at junction 8 of the M20 statement which is now stronger in its support for development at the site.
- 10. The green and blue network statement has been tweaked with it being upgraded from *open spaces, rivers and watercourses will generally be maintained and enhanced where appropriate to will be conserved and enhanced.*
- 11. Infrastructure schemes. The statement has been tweaked from *Supporting Infrastructure schemes be bought forward in a timely way provide for the needs arising from development to*

Infrastructure Schemes that provide for the needs arising development will be supported. New residential and commercial development will be supported if sufficient infrastructure capacity is either available or can be provided in time to serve it. If this is approved there will be a need for the parish council to be vigilant concerning the can be provided in time to serve it part of the statement.

### **17 The Countryside.**

The original policy has been decimated by the Inspector as it listed the development that would be permitted in the countryside. The Inspector has reduced the list so that

1. now reads development proposals in the countryside will not be permitted unless they are called with other policies in this plan and they will not result in harm to the character and appearance of the area.
3. Kent Downs Area of Outstanding Natural Beauty statement has been watered down a little the original included *will be rigorously conserved, maintained and enhanced where appropriate* now reads great weight should be given to the conservation and enhancement of the Kent Downs Area of Outstanding Natural Beauty.
4. *Proposal should not have a significant adverse impact on the settings of the KDAONB.*
7. Development in the countryside. This statement has been slightly weakened with the *removal of the setting of.* It now reads that Development in the countryside will retain separation of individual settlements.
9. The following has been totally removed. *Natural and historic assets, including characteristic landscape features, wildlife and water resources, will be protected from damage with any unavoidable impacts mitigated.* It is replaced with account should be taken of the KDAONB and Maidstone Borough landscape character guideline supplementary planning document. If this is passed then at some point the parish council may wish to undertake an in-depth review of the latter documents to ensure that areas it considers are inadequately addressed/documentated can be highlighted at the next review.

### **SP18 new policy the Historic Environment.**

Changes were required to ensure that the Local Plan positively prepared and justified, and to provide a positive strategy for the historic environment to ensure consistency with national policy. The new policy recognises the continued contribution of the historic environment, the quality of heritage assets which should be protected and where possible enhanced. The council has identified the need to encourage and support measures to secure and protect these buildings including collaboration with developers, landowners, parish councils etc.

### **SP 23 Sustainable Transport.**

This is a new strategic policy resulting from the merging of policy DM24 (criteria 1 and 2) and DM25 (criteriat1). Changes reflect the revised structure of the local plan. Interestingly words such as manage and develop have been changed to deliver.

An amendment to the statement concerning park-and-ride provision, which originally only referred to the sites at Willington Street and London Road has been made.

17.134 reads The Council will continue to review and improve the functionality and effectiveness of park and ride services in Maidstone, including through the investigation of whether additional sites may be available undeliverable to contribute towards wider objectives for sustainable transport and air quality.

### **MM23 H1 Housing development on land west of Eclipse, Sittingbourne Road.**

The previously proposed development of approximately 35 has been amended to 50 dwellings.

### **MM33 Newnham Park.**

13.6 KIMS site. This has been amended to include Development will be entirely excluded from the 'grassy knoll' area shown on the policies map. This is something that the parish council had originally requested.

13.8 Newnham Court Shopping Village. This section deals with what will be acceptable at Newnham Court and the protection of the regeneration and revitalisation plans for the town centre. MBC still retains the ability to put restrictions on the type of goods sold (clothing, footwear, accessories, jewellery and watches) and the class A and D2 uses operating may be controlled.

**Policy RMX1(1)** dealing with medical campus shows that the retail centre will now be 14,300sqm and not the original 15,000sqm. The policy has amended to take account of the changes in 13.8.

**MM52.** Assessing the transport impacts of development. There has been some tweaking and now includes reference to prevent severe residual impacts rather than for example *an unacceptable level of impact*. The tweaking has slightly watered down the statement.

### **DM4 new policy Development affecting designated and non designated heritage assets.**

The new policies are required to ensure that the Local Plan is positively prepared and justified and provide the positive strategy for the historic environment to ensure consistency with national policy. It is created to reflect The Planning (Listed Buildings and Conservation Areas) Act 1990.

### **Schedule of Minor Changes to Regulation 19 Maidstone Borough Local Plan.**

There have been various minor changes normally to clarify text or as a factual update. The accompanying maps have also been amended as MBC had left some existing industrial areas off the maps. Within this parish MBC has now identified Bredhurst Industrial Area and Brooklyn Yard as employment areas and has also moved the urban boundary at Grove Green to include Newnham Park and Newnham Court Shopping Village, no extra land has been taken in to the sites.

### **Clerk's conclusion.**

**The Main Modifications made and the Sustainability Appraisals appear to meet the requirement that they are sound and make the Local Plan sound. It is therefore suggested that the BPC response is to note the documents and state that it has no comments to make.**