



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 September 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 3 & 10 July 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 3010/4.1. Land to the rear of Tesco Grove Green. Parish office will undertake the work when it is able. It is suggested that this is moved to the outstanding items list at the end of the agenda and returned when the work has been undertaken.
 - 4.2 Minute 3010/4.2 Development Wildfell Close. Cllr Bob Hinder's letter to County Councillor Carter resulted in the Clerk receiving an update on 18 August.
 - 4.3 Minute 3010/4.4 Community Payback Service. A meeting to finalise the agreement is arranged for 8 September and an update will be supplied to the meeting.
 - 4.4 Minute 3010/4.6 Ancient Woodland and TPOs. The issue will be taken by Maidstone KALC to the next MBC liaison meeting.
 - 4.5 Minute 3010/5 Pre-application visit from Kitewood, land at Impton Lane arranged for 9 October.
 - 4.6 Minute 3011/8.3 Speed Reduction Walderslade Woods Road. A decision on the request to County Councillor Carter for funding is awaited.
 - 4.7 Minute 3011/8.3 Highway issues. See report (page 3).
 - 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 (7.35)

5. **Planning Applications for Consideration - DECISION** (7.55)
To receive and decide on responses to planning applications. See reports (page 3).
6. **Planning Decisions, Appeals and Appeals Decisions - INFORMATION** (8.05)
 - 6.1 Cllr Ivor Davies report on his attendance at MBC Planning Committee. For 17/501471 Stem School Grove Green and 17/502100 Bredhurst Nursery Dunn Street.
 - 6.2 Councillor report on the MBC Planning Committee 7 September, Unit 33, Lordswood Industrial Area.
 - 6.3 Review of recent decisions that did not correspond with BPC responses. See report (pages 3-4).

7. **Highways and Byways - DECISION** (8:15)
 7.1 Lidsing Road. Request for road painted chevrons at all its junctions. See report (page 4).
 7.2 Milestone Chatham Road, Sandling. Request for refurbishment. See report (page 4).
 7.3 Bulbs. To consider the purchase and locations for planting. See report (pages 4-5).
 7.4 Dog waste bin complaints. See report (page 5).
 7.5 KCC Highways, Transportation & Waste parish Seminar 23rd October at Oakwood House, Oakwood Rd, Maidstone . See report (page 5).
8. **Highway Projects Budget - INFORMATION** (8.35)
 8.1 Safer Crossing Point Grovewood Drive North. See report (page 5).
 8.2 To receive report (page 5) and enclosure correspondence from a resident who has expressed disappointment at the decision to fund the work at Grovewood Drive North.
9. **Maidstone Local Plan - INFORMATION** (8.40)
 To receive an update on the Inspector's final report. See report (pages 6-7).
10. **Policy and Procedures - REVIEW** (8.45)
 Planning reminder. See report (page 7).
11. **Members Reports** (8.46)
 To receive any reports or notification of issues from members.
 11.1 Site visit Boxley Road, Walderslade. See report (pages 7-8).
 11.2 M2 Junction 5 Improvements (Sittingbourne Junction). To consider whether to respond to the Public Consultation.
12. **Volunteer Groups - INFORMATION** (8.54)
 To receive any reports.
13. **Matters for Information – INFORMATION** (9.00)
 Proposed development Darland Farm, Pear Tree Lane. See report (pages 7-8).
14. **Budget 2018/2019** (9.05)
 Draft Budget 2018/2019. Members are reminded to submit any suggestions or projects to the parish office/committees.
15. **Next Meeting** (9.10)
 Next Environment Committee meeting 9 October 2017 at Beechen Hall commencing at 7:30pm. Items for the agenda must be with the parish office no later than 25 September.

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.

16. **Enforcement and Section 106 updates from MBC** (9.11)
 To receive an update, issued as a confidential enclosure, on outstanding issues.

Pauline Bowdery

Pauline Bowdery
 Clerk to Boxley Parish Council

Date: 4 September 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. Minute 3011/8.3 Grovewood Drive South yellow lines. Minute 3011/8.3 Changes to the design of Chatham Road. Minute 3011/8.3 Junction 3 of the M2 KCC Strategic Planning for improvements. Minute 3011/8.3 Westfield Sole Rd/Yelsted Lane/ Harp Farm Rd, return if any fundamental changes.

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 September 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.

4.7 Highway issues. Councillors were invited to a meeting with Helen Whately MP where the various highway issues were discussed. Helen Whately indicated that she will, on Parliament's return, arrange a meeting with her neighbouring MP colleagues to discuss the M2 Junction 3 and A229 problems and the many problems that will occur throughout the parish due to the planned/proposed residential dwellings being built around the parish.

Item 5 Planning Applications for Consideration - DECISION

17/504277/FULL Erection of detached garage. 46 Bar grove Road Maidstone Kent ME14 5RT. Deadline 20 September 2017

17/503989/FULL Replacement of existing temporary structure with a two storey portacabin to provide additional storage space and a conference room for The Veterinary Hospital. Newnham Court Veterinary Group Newnham Court Farm Bearsted Road Weaving ME14 5EL. Deadline 20 September 2017

17/504449/TPO application to crown thinning by 50%-80% and crown reduction by 50% of one Oak Tree. 6 Abigail Crescent Walderslade Chatham Kent ME5 9DZ. Deadline 19 September 2017.

17/504403/TPO application for 2 No Hornbeam to reduce crown by no more than 40% and reducing height of tree, ensuring tree is no lower than 12m and leaving a radial crown spread where possible of not less than 3m leaving a balanced symmetrical crown. 2 The Covert Boxley Chatham Kent ME5 9JJ. Deadline 21 September 2017

MBC Planning Committee. 28th September 2017, the Forge Lane, Boxley planning application might be included on the agenda with a recommendation for permission to be given.

Item 6 Planning Decisions, Appeals and Appeals Decisions - INFORMATION

6.3 Recent Environment Committee decisions that did not correspond with BPC responses.

Clerk's note. Three applications have been refused because of their size or adverse impact on the street scene. The Environment Committee did not object to the applications. The applications will be available at the meeting should members wish to study them.

16/502026 Proposed first floor extension 89 Badger Road. Appeal Refused. BPC response was do not wish to object. MBC and the Inspector considered that the proposal would have a harmful effect on the character and street scene and the proposal would not comply with the MBC Residential

Extensions SPD. It was considered that the adverse impact on the spaces between the buildings resulting in a loss of "rhythm of the street scene".

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

MBC refused on the grounds of: The proposed front extension by virtue of its design and position would be unsympathetically related to the host dwelling and would be visually prominent causing harm to the visual appearance of the host dwelling, its wider setting and the character and appearance of the surrounding area. As a result, the proposal is contrary to Policy H33 of the Maidstone Borough Wide Local Plan 2000, Policy DM36 of the Regulation 19 Local Plan and the Residential Extensions SPD.

17/500979/FULL. Erection of two storey side extension with internal and external alterations. Sandhurst Grove Green Road Weaving Kent ME14 5JT

MBC refused on the grounds of: The proposed two storey side extension, due to its size, scale and lack of setback from the existing front elevation, would result in a disproportionate addition which would harm the character and appearance of the application property and unbalance the pair of Cox's semi-detached properties which it forms part, resulting in an adverse impact on the character of the locality. This would be contrary to policy H18 of the adopted Maidstone Borough Wide Local Plan, DM1 and DM8 of the emerging Local Plan and Supplementary Planning Guidance: Residential Extensions 4.16 and 4.37 - 4.42.

Item 7 Highways and Byways - INFORMATION

- 7.1 Lidsing Road. Request for road painted chevrons at all its junctions. Response from KCC (01.08.2017)

Lidsing Road did not appear as a Crash Remedial Measure site for this year. It did appear on the list last year but it was a declining trend due to improvements that we carried out in 2015 on the hairpin bend.

Through analysis of crash data, the existing evidence does not justify any further engineering measures at this location. We will of course continue to monitor the safety record at this location. but may be something that the parish council wish to look at funding and you may wish to employ a consultant to look at a design.

I am sorry I cannot be more positive at this moment in time but I wish to reassure you the County Council takes road safety very seriously and reducing the number of people injured on our roads is one of the County Councils top priorities.

- 7.2 Milestone Chatham Road, Sandling. A request for refurbishment of the white painted milestone on the verge outside of Bakery Cottage has been made by a resident. The Community E-mail Alert Scheme for Sandling was used to ask for resident's views on refurbishment and if it is known what the eroded words/miles on the stone stated. No negative responses have been received and four residents have responded positively to the suggestion.

The parish office has been notified that the Sandling history book may contain the information it seeks on the words and Cllr Wendy Hinder will return the book to the office so it can be investigated. The stonemason who undertook a similar refurbishment on the Blue Bell Hill Village milestone has been contacted to obtain an idea of the cost.

Members guidance on whether this is a project that they wish to advance is sought; The Street Maintenance budget would be used for any costs. The parish office is attempting to find out if KCC owns the stone.

- 7.3 Bulbs. The parish office seeks guidance on the following:

- Daffodils and crocus bulbs or just daffodil bulbs to be purchased?
- Do members want only native daffodils to be purchased or do they want commercial, which are cheaper?

- Either the number of bulbs that are to be purchased or the funds that are available.

Costs which do not include delivery.

Daffodils

Native daffodils	x 1,000	£144.00
Commercial 25Kg nets approx.	420bulbs	£25-£45
	x 1,000	£58.00

Crocus	x 1,000	£30.00 - £65.00
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So far 10 areas have been suggested for planting and 6 residents have volunteered to plant bulbs. MBC has given permission for bulbs to be planted in clumps on its land (Groveswood Drive North verge, on green verges outside its play areas etc. KCC has given permission for planting on its verges but would like to be notified when planting is due to take place. The Maidstone Rotarians have offered to plant free purple crocus's, as they support Purple for Polio charity which undertakes vaccinations in Africa.

7.4 Dog waste bin complaints. To decide whether to invite an MBC officer to a meeting to discuss the situation.

7.5 (E-mail 01/09/17). KCC Highways, Transportation & Waste invites you to attend this year's Parish Seminar for Maidstone, Gravesham and Tonbridge & Malling. The Seminar will take place between 09:00 and 13:00 on 23rd October at Oakwood House, Oakwood Rd, Maidstone ME16 8AE.

There is plenty of parking on site, and refreshments will be provided on arrival and during the mid-morning break.

A range of topics will be discussed, including:

- Community buses
- Drainage
- Road safety
- Street works
- KALC
- Soft landscaping
- Updates from Cabinet Member and Director

Please reply to this email (MidKentHighways@kent.gov.uk) confirming the names of a maximum of two delegates from your Parish or Town Council by no later than 15th September. We would also be grateful to know if any of your delegates have any access requirements.

There are limited places available, so please be sure to book yours as soon as possible to meet with various Highway representatives and have an opportunity to ask them your questions. A copy of the presentation will be published on the KALC website in November if you are unable to attend.

Item 8 Safer Crossing Point Groveswood Drive North. INFORMATION

8.1 Safer Crossing Point Groveswood Drive North. County Councillor Carter has agreed to pay for the speed & pedestrian survey which will be arranged after the end of the school holidays.

8.2 Response from a disappointed resident concerning the decision not to proceed with the funding of yellow lines on Groveswood Drive South.

Members will have received a copy of the e-mail correspondence between a resident and the parish office. The resident was critical of the Environment Committee's decision not to fund the installation of yellow lines on Groveswood Drive South and he asked that a copy of his comments be supplied to member.

Do members wish to take any action?

Item 9 Maidstone Local Plan– INFORMATION

The Planning Inspector has, with a few adjustments being requested, approved the Community Infrastructure Levy Charging Schedule.

The Planning Inspector has approved the Local Plan.

Non-Technical Summary

This report concludes that the Maidstone Borough Local Plan provides an appropriate basis for the planning of the Borough, provided that many main modifications [MMs] are made to it. Maidstone Borough Council has specifically requested me to recommend any MMs necessary to enable the Plan to be adopted.

The MMs all concern matters that were discussed at the examination hearings. Following the hearings, the Council prepared schedules of the proposed modifications and carried out sustainability appraisal of them. The MMs were subject to public consultation over a seven-week period. In some cases, I have amended their detailed wording where necessary. I have recommended their inclusion in the Plan after considering all the representations made in response to consultation on them.

The Main Modifications can be summarised as follows:

- **Strategy.** The creation of a Strategy Chapter in order to: incorporate strategic objectives that are present in various parts of the submitted Local Plan; fill gaps in the strategy; and to more clearly identify which are the strategic policies of the Local Plan.
- **Natural and Historic Environment** A revised strategy for the natural environment and the historic environment to include the demerging of relevant development management policies on these matters for greater consistency with national policy.
- **Minerals Safeguarding.** The identification of minerals safeguarding areas in the recently adopted Kent Minerals and Waste Local Plan and the addition of requirements for minerals assessments where appropriate for consistency with national policy for minerals safeguarding.
- **Transport and Air Quality.** Modified policies to confirm and strengthen the use of sustainable transport measures as well as highway improvements to mitigate the potential impacts of additional movements on congestion and air quality. The development management policy on air quality is modified for clarity and effectiveness to include updated reference to other measures that are being pursued.
- **Housing Need and Supply.** The objectively assessed housing need is reduced and the backlog is to be addressed over 10 years in order to smooth the trajectory with a further review of housing needs to form part of the intended review of the Local Plan as set out in the submitted plan but with a target adoption date brought forward to April 2021.
- **South East Maidstone Strategic Development Location.** Modified policies in relation to transport mitigation, infrastructure provision, the setting of listed buildings, and open space.
- **Other South Maidstone Allocations.** Delete housing allocations H1(29) New Line Learning, Boughton Lane and H1(53) Boughton Lane due to their adverse traffic impacts on Boughton Lane and the A229.
- **Policy H2 Broad Locations for Housing Development.** Modify the Broad Location policies to: increase housing provision in Maidstone town centre and further define its location within the town centre; reduce the proportion of the housing at the Invicta Barracks site that is likely to be delivered within the Local Plan period ending 2031; reduce the amount of housing that is likely to be delivered at Lenham and provide that its location is to be determined by the Lenham Neighbourhood Plan or, by default, the Local Plan Review.
- **Other Housing Supply.** A series of modifications to individual housing allocations and the windfall housing allowance to reflect new evidence.
- **Other Relevant Development Management Housing Policies.** Moving the Housing Mix Policy to the Strategy chapter whilst providing that Neighbourhood Plans can provide flexibility and local context in determining the appropriate housing mix. Modifying the housing density policy for reasons of clarity and effectiveness. Modifying the policy on Affordable Housing for consistency with modified national policy to exempt smaller developments. Modifying the policy on Local Needs Housing in the interests of clarity and effectiveness.

- Gypsies, Travellers and Travelling Showpeople. Modifying Policy DM16 in the interests of effectiveness and consistency with national policy
- Employment. Modify the requirements for employment floorspace in the interests of clarity and effectiveness. To address viability issues it is necessary to modify where provision is to be made to meet the identified need for office floorspace allocations as well as including windfall provision. Modifying the policy for the strategic employment site at Woodcut Farm to reduce its impact on the landscape and on heritage assets whilst safeguarding office provision. Modifying policy for employment development in economic development areas in the countryside and for development involving the expansion of existing rural businesses.
- Retail and Mixed Development. Modifying relevant policies to clarify when retail impact assessments are or are not required for consistency with national policy. Remove the residential and employment allocation at the former Syngenta Works in Yalding for reasons of flood risk whilst retaining a policy to allow for other uses that can be shown to be compatible with that location. Add a new policy for the Baltic Wharf site to address a policy vacuum concerning the comprehensive approach to the future use of the site that has regard to the listed status of the principal building. Redefine the Mote Road site in Maidstone as a mixed use residential led allocation with a reduced requirement for office floorspace in order to address viability issues.
- Other Development Management and Open Space Policies. Allowing for the redevelopment of qualifying brownfield sites in the countryside with revised transport criteria whilst clarifying that residential gardens in the countryside do not qualify as brownfield land. Modifying policy for non-conforming uses in the interests of clarity and effectiveness. Modifying policy on external lighting to protect intrinsically dark landscapes and wildlife. Providing that proposals for renewable and low carbon energy developments in the AONB would be addressed by AONB policies and not precluded which would be inconsistent with national policy. Modifying some open space allocations as a consequence of changes to housing allocations or where the original allocation is not justified.
- Infrastructure Delivery. Modifying misleading wording in the interests of effectiveness and providing that sufficient infrastructure is to be available in order for new development to be supported.
- Implementation, Monitoring and Review. Comprehensively modifying the monitoring provisions with new more specific and measurable targets and triggers for review.

Item 10 Policy and Procedures – INFORMATION

Planning reminder. Members are reminded that

- When the office receives a major application just before a meeting an extension to the deadline can be requested. It is recognised that this may not be given. The purpose is to allow members to visit the site and to wait to see if any residents' objections were received.
- If members have concerns and, if the deadline allows, they do not have to make a decision at a meeting. Policy exists to delegate the decision to the office, after consultation with the Chair and Vice Chair or all members of the committee. If deciding to delegate a decision members should be prepared to give guidance to the office.

Item 11 Members Reports - INFORMATION

Site visit Boxley Road, Walderslade. Due to a rearranged meeting and a clash with a previously arranged commitment Cllr Wendy Hinder could not attend and the Clerk attended in her place. Clerk's summary of the site visit.

KCC has identified that maintenance is needed but until UK Power does the work around the power lines KCC cannot go on site. KCC are attempting to get UK Power to get a move on as the company does plan to clear the power lines.

KCC identified that a few trees in the surrounding closes needed work and arrangements have been made to do some. The parish council will now be on the mailing list of work programmes and since

the meeting has been receiving the e-mails and seen that two trees in the area have been programmed for work.

KCC has been in touch with some local residents and everyone agreed that there needs to be maintenance work under taken. KCC Officers were not pleased with the standard of grounds maintenance that had recently been undertaken.

KCC will update the parish council on its progress with UK Power and will be putting together a work programme to bring the area up to a more acceptable standard, the later may be delayed as KCC want to see what work UK Power do.

KCC Officer's pleased to hear about parish council trying to get Community Payback Services into the area.

Item 12 Matters for Information – INFORMATION

Darland Farm, Pear Tree Lane, Gillingham (MC/17/2341). Request for a screening opinion for construction of a residential development; up to 500 dwellings at this site.

Medway Council has decided that an Environmental Impact Assessment (EIA) is required as

“The proposed development has been assessed against The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 and is considered to constitute development under Schedule 2, Category 10b. The proposed development would exceed the criteria set out in column 2 of Schedule 2 and as a result of the cumulative impact when considering the proposal in combination with other development with extant planning permissions, is likely to result in a significant impact on the strategic road network, the local road network and air quality within the area. And Environmental Impact Assessment (EIA) is required and an Environmental Statement (ES) will need to accompany a subsequent planning application for the development proposal”.

Highway England had responded with concerns about the impact on the M2 between junctions 3 & 4.

Cllr Ivor Davies spotted the application and notified the parish office, Medway Council has been contacted with a request to place Boxley Parish Council on its planning application notification list. The parish office has also contacted Helen Whately MP, Tracey Crouch MP, David Wildey Medway Councillor and also Toby Butler KCC Traffic and Network Solutions Officer who the parish council has been in contact with about capacity on junction 3 of the M2. KCC will be approaching Medway Council about being consulted on any new application.

