



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 4 September 2017** at **The European School of Osteopathy, Boxley Village** commencing after the finish of the parish council meeting when it is proposed to transact the following business:

1. **Apologies and absences**

To receive any apologies.

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**

Ratifications

17/500471/FULL. Land North Of Street Farm Cottages Forge Lane Boxley Kent ME14 3DR
Erection of 2 no. dwellings with associated landscaping and car parking.

To ratify the Clerk's decision, after consulting with members, 17/500471 Amended Plans.

The parish council having considered the amended plans and having noted the reduction in the height and some of the bulk of the buildings still considers that its previous reasons for objection have not been fully addressed. It has been drawn to the parish council's attention that there are no retail or educational facilities in or near the village.

The parish council therefore still wishes to object to the planning application and have it reported to the Planning Committee.

17/503537/FULL. Creation of car parking and installation of entrance barriers. Safeway Offices Beddow Way Aylesford Kent ME20 7DT. Deadline 4 August 2017. To ratify the Clerk's decision, after consulting with members, *Do not wish to object.*

17/503510/REM. Approval of Reserved Matters for Access, Appearance, Landscaping, Layout and Scale following Outline Approval for 13/1687 - An outline application with all matters reserved for future consideration for a new 12 court sports hall and ancillary accommodation. To be completed in 2 phases. Valley Park Community School Huntsman Lane Maidstone Kent ME14 5DT. Deadline: 4 August 2017. To ratify the Clerk's decision, after consulting with members, *Do not wish to object.*

17/503505/FULL. Demolition of existing garages and erection of three detached garages. Elm Tree Cottages Lidsing Road Lidsing Gillingham Kent. Deadline 1 August 2017. To ratify the Clerk's decision, after consulting with members, *Do not wish to object.*

17/503538/FULL. Car park reconfiguration, new entrance gates and installation of new access at St Michael's Close, Aylesford, Kent, ME20 7AR To ratify the Clerk's decision, after consulting with members, *Do not wish to object.*

17/503728/FULL. Change of use from two apartments into one dwelling house, including rear and side extension. Replacement of front door with window, internal alterations and demolition of existing summerhouse and erection of detached ancillary/granny annexe accommodation at Cla Mer Weaving Street Weaving Maidstone Kent. To ratify the Clerk's decision, after consulting with members, *Do not wish to object however members wish to see a condition that the ancillary/granny annexe is linked to the residential use of the main property and cannot be sold or rented as a separate unit.*

17/503797/FULL. Construction of single storey rear extension. Conversion of existing garage into habitable room for use as single bedroom at 21 Galena Close, Boxley, Chatham, Kent, ME5 9NE. To ratify the Clerk's decision, after consulting with members, *Do not wish to object.*

17/502657/FULL Variation of Condition (02) of planning permission MA/13/1348 - Demolition of redundant cattle shed and other structures and conversion of traditional courtyard buildings to provide 2 no. dwellings with access, parking and landscaping (to allow the use of handmade clay tiles in place of Kent peg tiles). Street Farm The Street Boxley Kent ME14 3DR. To ratify the Clerk's decision, after consulting with members, *Wish to see refused. Permission for the traditional farmyard buildings to be converted to residential dwellings was granted in 2013 with the condition that handmade Kent peg tiles were used. MBC identified that this, and other conditions, was needed, "to ensure the appearance and character of the buildings, the setting of the listed buildings and the conservation area is maintained".*

The 2016 application (16/500889) was refused by Maidstone Borough Council on the grounds that "The roof tiles which have been used are out of character and harmful to the appearance of the buildings and are inappropriate in the context of the setting of the Listed Buildings and Conservation Area, contrary to paragraphs 58, 60, 61, 64, 131 and 137 of the National Planning Policy Framework".

This development is immediately adjacent to the Boxley Village Conservation area and is on the edge of the village which is within the AONB. Street Farm is a prominent site and is visible from the North Downs and also as you approach/enter the village from the south; with its traditional courtyard layout and the large roofed structures the parish council considers that the original condition and the 2016 refusal should be upheld.

If the planning officer is minded to permit this application the parish council wishes to have it reported to the Maidstone Planning Committee but would welcome contact with the planning officer prior to any referral so that this request can be confirmed.

17/503883/TPO Application for - 1 x Mature Field Maple in the rear garden - To remove to ground level. 12 Quinion Close Boxley Chatham Kent ME5 9JS. To ratify the Clerk's decision, after consulting with members, *Do not wish to object defer to the views of the Landscape Officer.*

17/503959/FULL Installation of sprinkler tank and pump house within perimeter boundary of existing store service yard. Tesco Stores Ltd Minor Centre Grovewood Drive North Weaving Maidstone. To ratify the Clerk's decision, after consulting with members, *Do not wish to object.*

17/503934/TPO application - 3 x Hornbeam trees - reduce the crown of the trees by 40%. 2 Olivine Close Walderslade Kent ME5 9NQ. To ratify the Clerk's decision, after consulting with members, *Do not wish to object defer to the views of the Landscape Officer.*

17/503678/FULL Erection of a two-storey side extension. Woodlands Boarley Lane Sandling Maidstone Kent. To ratify the Clerk's decision, after consulting with members, *Do not wish to object but it was considered that the roofline is unsympathetic to the design of the original property due to its bulk and size.*

17/502043/ADV REVISED DETAILS Advertisement consent for the insertion of 1no. illuminated logo board, 1no. illuminated totem sign, 2no. illuminated corex signs with trough light and 1no. externally illuminated post mounted double sided welcome sign. The Running Horse Chatham Road Sandling Maidstone Kent. To ratify the Clerk's decision, after consulting with members and reviewing previous plans, Reiteration of previous response which was *Wish to object but not deferred to Planning Committee.*

17/503953/FULL Change of use from office to D1 use of one office at this address to be used as an Ultrasound Studio for pregnant women on a part-time basis. The Nursery Restaurant Dunn Street Bredhurst Gillingham Kent. Deadline 31 August 2017. *To ratify the Clerk's decision, after consulting with members, Do not wish to object.*

17/503984/TPO application for 1no. Hornbeam Tree - Coppice 10 stems. 25 Round Wood Close Walderslade ME5 9UL. Deadline 31 August 2017. To ratify the Clerk's decision, after consulting with members, *Do not wish to object defer to the views of the Landscape Officer.*

17/504127/ TPO Application for multi stem sweet chestnut (*Castanea sativa*) - Section fell to ground level. 6 Goldstone Walk Boxley Chatham Kent ME5 9QB. Deadline 4 September 2017. To ratify the Clerk's decision, after consulting with members, *Do not wish to object defer to the views of the Landscape Officer.*

17/504145/FULL Single Storey Rear extension. 8 Highridge Close Weaving Kent ME14 5XQ. Deadline 4 September 2017. To ratify the Clerk's decision, after consulting with members, *Do not wish to object.*

17/504280/TPO application to crown reduce 1 no. Hornbeam tree in front garden by 3-4ft from branch tips. General maintenance required to prevent overgrowth and tree spreading too far. 25 Micawber Close Boxley Kent ME5 9JZ. Deadline 11 September 2017. *Do not wish to object defer to the views of the Landscape Officer.*

17/504284/TPO application - 2no. Quercus Rober - 3m crown lift and dead wood removal, 1no. Quercus Rober - Ivy and dead wood removal, 3m crown lift, 1no. Quercus Rober - Severe ivy, dead wood removal and 5m crown lift, 1no. Quercus Rober - Severe ivy and dead wood removal, 1no. Quercus Rober - 3m crown lift, dead wood removal and 3m clearance from security fence (prune), 1no. Quercus Rober - Dead wood removal, 3m clearance from existing fence line, 1no. Quercus Rober - Ivy removal, deadwood removal, 3m crown lift, 3m clearance away from building. The Maidstone Studios Vinters Business Park New Cut Road Maidstone Kent. Deadline 11 September 2017. *Do not wish to object defer to the views of the Landscape Officer.*

17/501758/TPO Tree Preservation Order application to reduce crown towards South over main drive by 2m leaving a crownspread of not less than 4m of 1no. Oak. 15 Galena Close Boxley Chatham Kent ME5 9NE Deadline 14 September 2017. *Do not wish to object defer to the views of the Landscape Officer.*

Decisions

17/504038/FULL Removal of dead orchard and convert to paddock and stable block to be erected. (2 stables and 1 storage hay barn), hardstanding in front of stable block and gravel or slate area for parking. Hedges to be re-instated. Land Adjacent The Pump House The Street Boxley. Deadline 7 September 2017.

4. Road naming Maidstone Studio Development.

Names are needed for 3 roads and a block of flats on the Maidstone Studio site.

Developers suggestions:

Oakwood Gardens

Redwood Square

Maple Mews

Wellingtonia Close

Vinters Square

Whatman Grove

Waterfall Way.

Cllr Constables' suggestions:

Whatman Close Parchment Drive MacGrory Close
James Whatman Drive

Cllr Hayday's suggestion *Clerk's note, these may not be vetoed by the Post Office as being too similar:*

Valley View Valley Gardens Valley Heights
Valley Drive

Cllr Harwood's suggestions (based on the local insect life):

Demoiselle House Chaser House/Lodge Odonata House/Lodge
Hawker Wood Skimmer Meadow Darter Glade.

Other options

Kingfisher Close Heron Way Brambling Court,
Redwing Gardens, Dunnock Drive.

5. **Next Meeting**

Next full environment meeting 11 September 2017 at Beechen Hall commencing at 7:30pm.
Items for the agenda must be with the parish office no later than 29 August.

Pauline Bowdery

Pauline Bowdery
Clerk to Boxley Parish Council

Date: 29 August 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.