



BOXLEY PARISH COUNCIL
www.boxleyparishcouncil.org.uk

Beechen Hall, Wildfell Close, Walderslade, Chatham, Kent. ME5 9RU

☎ 01634 861237 ✉ clerk@boxleyparishcouncil.org.uk

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 13 August 2018** 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 11 June 2018.** (7.32)
To consider the minutes and if in order sign as a true record (pages 3-6).
4. **Matters Arising from the Minutes** (7.35)
 - 4.1 Minute 3133/4.1 Ancient Woodland and TPOs. The issue will be taken to KALC/MBC meeting on 9 July 2018. **Noted**
 - 4.2 Minute 3133/4.3 Traffic Speeds, Boxley Road/Beechen Bank Road. Helen Whately MP has written to Neil Davies CEO Medway Council and is now pressing for a response.
 - 4.3 Minute 3133/4.4 Fixed plate pedestrian crossing signs Grovewood Drive North. Installation planned for July/August.
 - 4.4 Minute 3133/4.5 Yellow lines at junctions along Provender Way. Junction names submitted to KCC. Paul Carter was contacted 30/05/18 and again on 18/6/18. Members **agreed** after it was proposed from the Chair that this should be escalated to Cllr W Hinder. **Action Cllr W Hinder.**
 - 4.5 Minute 3133/4.6 Chatham Road Sandling new road layout. Work has commenced.
 - 4.6 Minute 3133/4.7 Litter bins. MBC is looking to replace the existing open topped bins.
 - 4.7 Minute 3133/4.8 Speed cushions, Boxley Village. Work to replace the speed cushions is being programmed.
 - 4.8 Minute 3133/4.9 Parking hotline. Details were sent to Maidstone KALC with a request that this is considered by the committee. **Noted.**
 - 4.9 Minute 3128/4.10 Junction 3 M2. Helen Whately meeting with Highway England. Response awaited.
 - 4.10 Minute 3133/4.11 Pothole app. County Councillor Carter has been contacted about reconsidering a mobile app for reporting potholes, a response is still awaited. **Noted.**
 - 4.11 Minute 3133/4.12 School site adj. to KIMS. Helen Whately MP has been contacted about referring to the site as Bearsted when it is Weaving. **Noted.**
 - 4.12 Minute 3135/7.1 Roundabout sponsorship. Cllr Wendy Hinder approached to escalate the issue and to obtain response from KCC. See report (page 6).
 - 4.13 Minute 3135/7.5 MBC grounds maintenance. Request for new wildlife management regime for verges. See report (pages 6-7).
 - 4.14 Any other matters arising from the minutes not on the agenda.
- To adjourn to allow members of the public to address the meeting** (7.47)

5. **Planning Applications for Consideration - DECISION** (7.57)
To consider applications received. See report (pages 7-9).
6. **Planning Decisions, Appeals and Appeals Decisions - INFORMATION** (8.10)
See report (pages 7-10).
7. **Highways and Byways - DECISION** (8:20)
 - 7.1 Flooding and drainage. See report (pages 9-11).
 - 7.2 KCC programmed Tree Work. See report (pages 11-12).
 - 7.3 Lidsing Road. See report (page 12).
 - 7.4 Walderslade Woods Road. See report (page 12).
8. **M20 Junction 7 Planned Improvements.** (8.30)
To discuss any information received by the council and also to identify how the parish council wishes to deal with this situation i.e. does it want a presence at any local event to allow residents to leave their comments with councillors.
9. **Franklin Drive Play Area.** (8.40)
Installation. See report (page 12).
10. **KCC Rights of Way Improvement Plan 2018 – 2028 Consultation.** (8.38)
To consider a response to the consultation. See briefing note, enclosed for committee members available on request to other members.
11. **Policy and Procedures - REVIEW** (8.48)
None.
12. **Members Reports - INFORMATION** (8.49)
To receive any reports or notification of issues from members.
13. **Volunteer Groups - INFORMATION** (8.50)
To receive any reports.
14. **Matters for Information – INFORMATION** (8.53)
 - 14.1 NALC response to revised NPPF document. See report (pages 13-15).
 - 14.2 MBC new dog fouling orders. See report (page 15).
15. **Items for Next Agenda - DECISION** (8.58)
Requests for items to be included on the agenda to be submitted no later than 3 September 2018. See report (page 14).
16. **Next Meeting** (9.00)
Next Environment Committee meeting 10 September at Beechen Hall commencing at 7:30pm.
17. **Enforcement and Section 106 updates from MBC** (9.01)
To receive verbal update.

Pauline Bowdery

Pauline Bowdery
Clerk to Boxley Parish Council

Date: 7 August 2018

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 3031/15.1 MC/17/2341 Proposed development Darland Farm (checked 31/07/2018).

27/06/2018T&MBC Local Plan update – Reg 19 consultation timetabled for October 2018.

October 2018 Minute 3093/8.5 Provender Way snow and ice. Has KCC amended it to a Primary Route?

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 13 August 2018. 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 3 Minutes of the Environment Committee on Monday 9th July 2018 at Beechen Hall, Wildfell Close, Walderslade commencing at 7.30 pm.

Present: Mrs A Brindle (Chairman), Ms Clarke, Mr Constable, Mr Ivor Davies, Mr D Hollands together with Mrs M Fooks (Assistant Clerk) and one member of the public.

1 **Apologies and absences**

Apologies accepted: Cllrs Bob Hinder and Wendy Hinder (Holiday).

2 **Declaration of Interests, Dispensations, Predetermination or Lobbying**

Cllrs Brindle declared a pecuniary interest in planning application 18/502944. Cllrs Brindle, Clarke, Constable and Ivor Davies declared they had been lobbied on planning application 18/502780.

3. **Minutes of the Meeting 11 June 2018**

The minutes were **agreed** and **signed** as a correct record.

As there was a member of public present the meeting was adjourned at 7.40pm to allow the resident to address members on planning application 18/503229. The meeting reconvened at 7.55pm.

4. **Matters Arising from the Minutes**

4.1 Minute 3125/4.2 Ancient Woodland and TPOs. Cllr Ivor Davies was advised that the issue will be taken to KALC/MBC meeting on 9 July 2018. **Noted**

4.2 Minute 3125/4.3 Boxley Road, Walderslade, KCC tree/verge maintenance. KCC is programming work to cut back vegetation from the street lights. **Noted.**

4.3 Minute 3125/4.4 Traffic Speeds, Boxley Road/Beechen Bank Road. Helen Whately MP has written to Neil Davies CEO Medway Council and is now pressing for a response. **Noted.**

4.4 Minute 3125/4.5 Fixed plate pedestrian crossing signs Grovewood Drive North. Installation planned for July/August. **Noted.**

4.5 Minute 3125/4.6 Yellow lines at junctions along Provender Way. Junction names submitted to KCC. Paul Carter was contacted 30/05/18 and again on 18/6/18. Members **agreed** after it was proposed from the Chair that this should be escalated to Cllr W Hinder. **Action Cllr W Hinder.**

4.6 Minute 3125/4.7 Chatham Road Sandling new road layout. Work has commenced, and Cllr Clarke reported that it had not been fully installed, but what has been done, was looking good. **Noted.**

4.7 Minute 3125/4.8 Litter bins. Members **received** and **noted** the clerk's report and **agreed** the parish council should monitor the situation and keep under review. **Action Clerk.**

- 4.8 Minute 3128/7.1 Speed bumps, Boxley Village. **Ratified** the Clerk's response to KCC after contacting committee members:
 "A letter drop was undertaken on 23 June to 52 properties within Boxley Village and residents were asked to state whether or not they wished to see the speed cushions reinstated. Of the 38 replies received 79.2% requested the reinstatement of the speed cushions.
 Taking note of the consultation response the parish council therefore requests that Kent County Council reinstates the speed cushions."
 Members asked for clarification on the design of the cushions that will go back. **Action office.**
- 4.9 Minute 3128/7.3 Parking hotline. Details were sent to Maidstone KALC with a request that this is considered by the committee. **Noted.**
- 4.10 Minute 3128/7.5 Junction 3 M2. Helen Whately meeting with Highway England. Members **received** and **noted** the clerk's report.
- 4.11 Minute 3218/7.6 Pothole app. County Councillor Carter has been contacted about reconsidering a mobile app for reporting potholes, a response is still awaited. **Noted.**
- 4.12 Minute 3218 School site adj. to KIMS. Helen Whately MP has been contacted about referring to the site as Bearsted when it is Weaving. **Noted.**
- 4.13 Any other matters arising from the minutes not on the agenda. **None.**

5. **Planning Applications for Consideration**

18/503390/FULL Erection of new detached garage. Longwood Walderslade. *Members wish to see refused and reported to the planning committee for the following reasons:*

- *The detrimental impact on the street scene and character of the area due to the excessive height and bulk of the proposed garage.*
- *The serious impact on the local environment as the proposed garage is adjacent to the public right of way which is a main entrance to Walderslade community woodland.*
- *There were no measurements supplied on the plans.*

If the planning officer is minded to approve members have asked that a condition is placed on the decision so that the garage can only be used as a garage and not a separate dwelling and cannot be sold separately to the main dwelling.

Members would like to draw your attention to the site notice for the proposed development that has been placed outside of no14 Longwood some 350 meters distance away.

18/503002/FULL Erection of part two storey rear extension and part single storey with roof terrace. Creation of rear access to garage with external stair case. Silver Tree Close Walderslade.

The parish council has no material planning reasons to object.

18/503239/FULL Conversion of redundant stables to dwelling with associated landscaping and car parking. Boarley Farm, Boarley Lane Sandling.

The parish council has no material planning reasons to object.

18/503240/LBC Listed Building Consent As above 503239.

The parish council defers to the views of the Conservation Officer.

18/502944/LBC Listed Building Consent for the demolition of the existing entrance hallway and kitchen staircases, which are not original. Erection of new staircase at the original position. Minor amendments to wall partitions, whilst retaining original timber beams and posts. Minor amendments to first floor joists, along with minor amendments to the basement floor slab to provide sufficient headroom. Old Harbourland Boxley Road Boxley. *Do not wish to comment.*

18/502946/FULL Erection of a single storey side and rear extension. Nannau Harbourland Close Boxley.

The parish council has no material planning reasons to object.

18/503318/FULL Conversion of a double garage with offices space above into a 2-no. bedroom dwelling house. Ivy Farm Lidsing Road Lidsing.
The parish council has no material planning reason to object.

18/503229/FULL Two storey side and front extension combined with a first floor side extension above existing ground floor extension. (Resubmission of 17/506384/FULL). The Covert Walderslade.
The parish council has no material planning reasons to object.

18/503131/FULL Proposed first floor pitched roof side extension. Beechmore Drive Walderslade.
The parish council has no material planning reasons to object.

18/503206/TPO TPO Application for at least 50% crown reduction of one maple tree at Cinnabar Close, Walderslade.
Do not wish to object defer to landscape officer's views.

Additional Details on Marks and Spencer, Eclipse Park. Technical reports.
Noted.

Review of decision

18/502780/FULL Variation of Condition (14) of planning permission MA/12/2314 - Erection of Class A1 retail development (with ancillary cafe) and associated servicing, car parking, landscaping and access arrangements. (The net internal sales area of the store hereby permitted shall not exceed 3,722 sq metres (net) of which no more than 1,797 sq metres (net) shall be used for the sale of fashion goods and no more than 1,841 sq metres (net) shall be used for the sale of home goods. No more than 74 sq metres (net) shall be used for the sale of stationery, greeting cards and wrapping paper within a concession ancillary to the sale of fashion and home items. No more than 53 sq metres (net) shall be used as a travel agent as a concession ancillary to the main retail use. No more than 198 sq metres (net) shall be used as a cafe and this will be ancillary to the main retail use). Next Eclipse Park Sittingbourne Road.
The parish council wishes to see this refused and reported to the planning committee. It is considered that the proposed change will have an adverse impact on the vitality of the Town Centre.

*Due to receipt of further information and clarification members agreed to withdraw their initial objection. **Action office.***

6. Planning Decisions, Appeals and Appeals Decisions

Members **received** and **noted** the following decisions:

APP/U2235/W/17/3191553 Land to the north of Street Farm Cottages, Boxley. Refused.

APP/U2235/W/18/3194811 The Pump House, Forstal Road. Permitted.

MC/18/0556 - Gibraltar Farm, Ham Lane, Hempstead, Gillingham. Permitted.

18/502213 The Firs Boxley Road, retrospective application for the construction of a detached garage to the front of the property. Refused.

7. Highways and Byways

7.1 Roundabout sponsorship. Members **noted** that the parish office is still waiting a response from KCC for permission to sponsor the KIMS roundabout. As this has not been forthcoming despite reminders it was **agreed** that this would be escalated, by the Chair Cllr Wendy Hinder.

7.2 Flooding in parish. Members **received** and **noted** the Clerk's update on flooding issues in the parish that have been reported to KCC.

7.3 Drainage in parish. Members **received** and **noted** the clerk's report on KCC's planned and targeted drainage maintenance in the county.

7.4 KCC programmed Tree Work. **Received** and **noted**.

7.5 MBC grounds maintenance, cutting regime. Members considered the recent cutting of the verge at Grovewood Drive North. Members **agreed** with Cllr Wendy Hinder's

suggestion to write to MBC asking them to amend their maintenance of the verges to allow for wild meadows to grow and to include a one metre width cut adjacent to footways. It was **agreed** to defer to the Clerk for advice as which areas could be nominated. **Action office.**

- 7.6 MBC Consultation on Dog Control Measures. Members **received** and **noted** the clerk's report and Cllr Brindle suggested that all members of the Parish Council complete the online survey. **Action Councillors.**

8. **Franklin Drive Play Area.**

Members **received** and considered the Clerk's report. Cllr Hollands proposed that authorisation is given to the Clerk to organise the installation of play equipment subject to the relevant paperwork being obtained from Gallagher's with all in favour. Members asked when the equipment would be insured if it wasn't already. **Action Clerk.**

9. **Policy and Procedures**

None submitted for consideration.

10. **Members Reports**

None submitted for consideration.

11. **Volunteer Groups**

Cllr Ivor Davies reported that a WWG meeting had taken place the week prior and explained the work that has taken place on Springgate Pond. He also informed members a new rake had been purchased to clean it.

12. **Matters for Information**

None submitted for consideration.

13. **Items for Next Agenda**

KCC Rights of Way Improvement Plan 2018 – 2028 consultation. To be placed on the next agenda.

14. **Next Meeting**

Next Environment Committee meeting 13 August at Beechen Hall commencing at 7:30pm.

15. **Enforcement and Section 106 updates from MBC**

None submitted for consideration.

Meeting closed at 9.04 pm.

Item 4 Matters Arising from the Minutes

- 4.12 Cllr Constable has indicated that the £400 he raised for improvements to a local roundabout could be used for the wildflower scheme if needed.

- 4.13 MBC grounds maintenance. Response from MBC (e-mail 12.07.18)

"This poppy massacre was not our finest moment – the wildflowers were growing where the utilities contractor had re-instated the ground after excavation works and spread topsoil. They should have re-sown it with grass but they didn't finish the job as anticipated and left it as soft bare earth. The tractors would have sunk in it earlier in the spring when it was wet so it wasn't cut. Nature took hold and it appears that as soon as the ground was firm enough it was mowed as the tractor drivers are expected to do .

Even prior to this issue I have been talking with our grounds maintenance manager about creating roadside wildflower meadows at highly visible locations – there are different schools of thought about using purely native wildflowers flowering for 6-8 weeks and special combinations of native seed combined with prairie flowers that give a flowering period from June through to October. Examples of the latter can be found at www.pictorialmeadows.co.uk/product-category/annual-

meadow-seeds don't be alarmed at the prices of seed – there are other suppliers and bulk orders always attract a discount. The grounds maintenance manager will be calculating prices of various establishment costs and management regimes to enable a comparison to be made.

To conclude we are keen to work with the Parish to improve biodiversity in the area – even without direct sowing or ground preparation the cost savings aren't that great but generally produce stands of long grass with very little wildflower. However spraying off the amenity turf and rotavating the soil allows wild flowers to thrive. We have choices and I'm happy to discuss with the parish council.

MBC has been informed that the parish council only wants indigenous wildflowers. Cllr Constable has indicated that the £400 that he has raised for roundabout landscape improvement could be used on the Grovewood Drive North site if necessary.

Item 5 Planning Applications for Consideration - DECISION

Ratifications

18/503459/FULL Extension to the existing car park to provide an additional 87 No. parking spaces with landscaping. Newnham Park Bearsted Road Weaving . Deadline 31 July 2018. To ratify after consulting with members: *The parish council has no material planning reason to object.*

18/503492/OUT Outline application with access matters sought for erection of a care home (Use Class C2) with access to Bearsted Road including landscaping, parking and associated works. Matters of appearance, landscaping, layout and scale are reserved for future consideration. Land at Junction Of New Cut Road and Bearsted Road, Weaving. Deadline 10 August 2018. To ratify after consulting with members:

Wish to see refused and reported to the Planning Committee for the following reasons.

- As the site forms part of the landscaped boundary to the Weaving/Grove Green urban area, the change in development would seriously alter the character of the street scene. This undeveloped area of marshy land forms part of the rural barrier which, including the adjoining Weaving Heath, adjoins urbanised Weaving/Grove Green. For this reason and its prominence to drivers entering Bearsted or New Cut Roads it could be considered as being of local landscape importance although never formally designated as such. The proposed sprawling agglomeration of contiguous 3/4 storey blocks parallel to the roundabout will destroy both the habitat and this view. It would therefore seriously alter the character of the street scene.*
- Because the site is adjacent to a busy road junction it suffers unacceptably high noise levels. The height of the acoustic fencing required to mitigate this would be unacceptably intrusive on the street scene.*
- The site is not allocated for development in the Local Plan.*
- Development is on a previously undeveloped greenfield site that it is believed has protected flora and fauna and would see the loss of some significant established grassland with ecological potential. The last reptile survey undertaken on the site was in 2012 and so is considered out of date.*
- Site is an extremely important wildlife corridor connecting Mote Park/Vinters Valley Nature Reserve to the surrounding countryside including Weaving Heath, Horish and Popes woods. When the site is boggy it provides an important feeding site for bats.*
- The site is crossed by a vitally important stream, fed in part by Weaving Heath, that feeds into the lake at Vinters Valley Nature Reserve. Interruption of this water course and water source and any contamination from pesticides etc. will adversely impact and irrevocably damage the wildlife habitats and ecosystems in the nature reserve. Given that the site is low-lying, there are also concerns about flooding that may increase with further development of the KIMS site to the north.*
- The size of the secure garden and its location at the back of the care home immediately adjacent to the stream is of concern. The safety of vulnerable elderly people must surely be compromised by having the only garden area next to water and with limited public or staff areas overlooking the garden.*
- Unfortunately the planning application states that no staff will be employed, obviously an error when completing the form, so it is not possible to fully understand the parking*

requirement however experience has shown that such developments drastically under estimate the number of parking spaces required and over estimate the number of people walking, cycling or using public transport to go to work. The 25 spaces provided will need to serve staff as well as visitors and in staff shift change periods you will potentially have double the amount of staff quite a few of which will be travelling by car. It is acknowledged that Grove Green has a fairly good daytime bus service but the buses stop running fairly early in the evening which may cause a problem for staff wishing to use public transport. There is no safe on-street car parking available near the site and for any special events/festivals when a greater number of visitors may be expected there will be nowhere for them to park.

- *There are also serious concerns about the location of the site's access and egress so close to an extremely busy roundabout and an M20 feeder road. In particular, traffic leaving the roundabout to travel east on Bearsted Road may be seriously impeded by traffic turning right from that road into the site unless mitigating arrangements are made.*

Should the Planning Committee be minded to permit the application then stringent conditions must be put in place to protect the water course.

A previous outline application for 8 dwellings on the site (14/502252) was refused by Maidstone Borough Council and subsequently by a Planning Inspector on appeal. It is considered that the reasons contained within those decisions are still relevant to this site and the proposed use.

18/503906/TPO/PAHE TPO Application to fell tree due to root rot. 28 Forestdale Road Walderslade Chatham Kent ME5 9NB. Deadline 16 August 2018. To ratify Clerk's decision, after consulting with members, *Do not wish to object defer to the views of the Landscape Officer.*

18/503845/TPO/NIGATPO application to trim one Oak tree back to boundary fence. 5 Sylvan Glade Walderslade ME5 9PW. Deadline 14 August 2018. To ratify Clerk's decision, after consulting with members, *Do not wish to object defer to the views of the Landscape Officer.*

18/500346/Full Erection of 115 dwellings – Lords Wood Urban Extension Gleaming Wood Drive. REVISED DETAILS. To ratify Clerk's decision, after consulting with members *The parish council's previous objection to this application is reiterated and it makes the following comments on the revised details.*

The proposed road improvements at the junction of Gleamingwood Drive and Lordswood Lane are welcomed however it is noted that the junction improvement of the left hand lane of Gleamingwood Drive, for drivers turning left into Lordswood Lane, is not included and it is unlikely to be financed by the Gibraltar Farm development. This is a major issue and it is considered that this application should provide a Section 106 for this work.

There is concern that the proposed improvement on Lordswood Lane will be insufficient in width and length especially as the junction is extensively used by HGVs. Congestion at this junction can, and often does, tail back to obstruct the roundabout.

- *Insufficient parking spaces, based on the current on/off road parking in the adjoining estate. This is regardless to the "Residential Parking Standards" as detailed in section 5.33 of the Planning statement. Maybe compliant with section 7.18, but the formula is dated and not appropriate for today's use of the private vehicle.*
- *All road surfaces should be permeable to allow rain water to be captured over a larger area as possible.*
- *The Green Travel Plan is aspirational and not achievable and certainly not enforceable.*
- *KCC's Consultee Comment – The cycle path has a missing link with the path going via Albemarle Road and does not continue along Gleaming Wood Drive (past the Industrial Estate) to the Lords Wood Lane junction. This route adds 1/2 to 3/4 mile to anyone wishing to cycle from the development, a cycle route from the development to the Lords Wood Lane junction is needed.*

Over all this is a good response from KCC, however it falls short on the impact of the development on Jct3 of the M2 and associated roundabouts, Walderslade Woods and local highway infrastructure.

The parish council objects and wishes the application to be reported to the Planning Committee.

Decisions

18/503611/FULL Replace existing conservatory with a brick build ground floor rear extension and change glass roof to tiled pitched roof. Hillview Tyland Lane Sandling Maidstone. Deadline 21 August 2018.

18/504004/TPO application to reduce height of one Lime Tree by 50%, & prune back remainder proportionally. Lime Court Grovewood Drive ME14 5BX. Deadline 21 August 2018.

18/503977/FULL The erection of a new freestanding masonry wall and entrance way to the North and West site boundaries. (Resubmission of 18/500416/FULL. Part Retrospective). Park Cottage Boxley Road Boxley. Deadline 23 August 2018.

18/504005/FULL Erection of a two storey side extension. 9 Quinion Close Walderslade Chatham Kent ME5 9JS. Deadline 23 August 2018.

18/503946/FULL Demolition of existing Garage. Erection of a single storey side extension to West elevation and single storey side and rear extension to East and South elevations, with new brick boundary wall to match existing. 2 Gleaners Close Weaving Maidstone Kent ME14 5ST Deadline 23 August 2018.

Item 6 Planning Decisions, Appeals and Appeals Decisions - INFORMATION

18/502621, 1 The Spinney, Walderslade - REFUSED

17/501540 Stables Stone House, Sandy Lane. This application was permitted with the condition members requested

"(5) The use of the land and stable facilities hereby permitted shall be limited to horses in the ownership of the occupants of the dwelling currently known as Stone House only. The land and stable facilities shall not be used for, or in connection with, any livery, business or commercial use; Reason: In the interests of sustainability and to protect the character and functioning of the countryside in the Kent Downs Area of Outstanding Natural Beauty.

Medway Council decision on sale of land to enable Gibraltar Farm development. Cabinet decision due 7 August.

Item 7 Highways and Byways - INFORMATION

7.1 Drainage and Flooding. Members asked that the issue of flooding and work not being programmed to reduce flooding in areas that are known as at risk be taken to the Maidstone Joint Transport Board. Prior to this happening the parish council, using Freedom of Information, requested the drainage schedule for the parish for the past 36 months. This information along with a list of the work that was undertaken because of complaints from residents was received. The information was analysed and the following summary may help members focus the report to MJTB. Note the Clerk has excluded the A229 and associated roundabouts, Bearsted Road, KIMS roundabout and Forstal Road industrial area from the summary

7.1.1 Drainage. The following statement is from the KCC website

Planned maintenance

We carry out planned maintenance on main roads – these are mostly A roads and the key routes that connect Kent's towns and villages.

Once every 12 months we clean roadside drains as part of the planned programme. This is the most cost effective way to work on these roads and helps us to reduce the disruption for local residents.

Once every 6 months we clean drains in over 250 locations in Kent that are particularly vulnerable to serious flooding when the drains become blocked.

Targeted maintenance

We maintain other drains in response to enquiries and reports of flooding.

Clerk's summary from information obtained.

Planned maintenance. Annual visits to check and clean the drains were undertaken on the following roads.

- Lordswood and Walderslade. Badger Road, Beechen Bank Road, Boxley Road, Gleamingwood Drive, Impton Lane and Lordswood Lane. A query has been raised with KCC as to whether Walderslade Woods Road was missed off the list or it has no annual visit.
- Grove Green and Weaving. Grovewood Drive North, Harrow Way, New Cut Road,
- Other. Boarley Lane/Grange Lane, Lidsing Road, Pilgrims Way and The Street Boxley.

Targeted maintenance. In 36 months the following areas were visited due to complaints received.

- Lordswood and Walderslade. Boxley Road (3 times), Boxley Rd/Travertine (3 times), Brownlowe Copse (4 times), Cinnabar Close (once), Cossington Road (once), Fagus Close (once), Harp Farm Road (twice), Tufa Close (once) and Walderslade Woods Road (once).
- Grove Green and Weaving. Briar Fields (4 times), Coppice View (once), Harrow Way (twice), Henley Fields (twice), Hurstwood Close (3 times), New Cut Road (once) and Weaving Street (once)
- Other. Boarley Lane/Grange Lane (14 times), Forge Lane (once) and The Street Boxley (three times).

7.1.2 Flooding. Walderslade Woods Road was missing from the information provided by KCC and this has been queried.

The drain cleaning records show the percentage that a drain is full and if it is 100% then it is obviously blocked. The records show the grid references of the individual drains and some of them appear every year raising the question as to whether the work identified as needed (most likely 'dug out') has been carried out. Only the areas that have been identified as a problem have had grid references checked as this is quite time consuming. Oddly some drains get lost in that one year they appear and the next the records states that they are not there.

The parish council has previously identified areas that regularly flood as follows:

- Boxley Road near junction Longwood. Many drains are recorded as blocked and needing to be 'dug out' and the same ones have appeared for three years. 17 were identified as blocked in 2015. 11 in 2016 and 9 in 2017.
- Boxley Road generally. There were periodic blockages.
- Beechen Bank Road, one drain seems to get blocked on a regular basis.

In the 36 month period only 6 complaints were received by KCC and three of these related to the Boxley Rd/Travertine Close junction.

- The Street, Boxley Village. In a 36 month period 11 100% blockages were identified and it is likely that these were repeat offender drains. In a 36 month period 3 complaints were received by KCC.
- Cossington Lane/Brownlowe Copse. These are not on an annual inspection despite being known as a flood area. In a 36 month period 5 complaints were made and these identified blocked drains.
- Impton Lane at the junction of Cinnabar Close. This is on an annual inspection and each report shows no blocked drains. This supports the view that the

drains at or close to this junction stand proud of the road or they are incorrectly positioned. In a 36 month period one complaint was made.

Clerk's conclusion.

The information obtained by the FoI request could be used to prove to KCC, at MJTB, that

- Long-term fixes for some areas are need, Boxley Road/Longwood, Cossington Lane/Brownlowe Copse, Impton Lane/Celestine junction and The Street is required as these are reoccurring problems.
- Cossington Lane/Brownlowe Copse need to be placed on an annual inspection.
- Gleamingwood Drive North has an annual inspection that appears to only show the drains are 25%-50%% full, there are no resident's complaints received could this annual check not be better used at another site in the parish? Note. Any suggested changes may however result in KCC just seeing it as a saving.
- Lordswood Lane has an annual inspection that appears to only show the drains are 50%-75% full, there are no resident's complaints received could this annual check not be better used at another site in the parish?
- Badger Road has an annual inspection that appears to only show the drains are 25%-50%% full, there are no resident's complaints received could this annual check not be better used at another site in the parish?
- Gleamingwood Drive. There are lots of recordings of jammed lids.

The investigation also shows that the public have not taken on responsibility for reporting problems of blocked drains. It is more difficult to make a judgement on the engagement of the public in reporting flooding as once one report has been made this is shown up on the website and others may then choose not to report it or add their names to the report. However, experience at the parish office is that people will complaint to staff but then admit they haven't reported the flooding.

It is known that potholes and other faults are not reported by the public.

There is a need to engage with the public to report issues.

Update on outstanding issues.

- Boxley Road near junction Longwood. Signs have been requested, as at 31.07 KCC websites states *under investigation*. A request for an investigation into the need for remedial work in addition to drain clearance has been made, as at 31.07 KCC website states works programmed.
- The Street, Boxley Village, as at 31.07 KCC websites states *enquiry under investigation*.
- Cossington Lane/Brownlowe Copse, properties were flooded as at 31.07 KCC website states *enquiry under investigation*.
- Impton Lane at the junction of Cinnabar Close. as at 31.07 KCC website states *works completed*. A resident has been contacted to try to ascertain what work was undertaken.
- Boxley Road/Travertine Road junction. as at 31.07 KCC website states *more work required*.

Decision required. Confirmation that this is going to MTJB.

- 7.2 Programmed tree work** (e-mail 11.06.18). Work completed by August or September
- BEECHEN BANK ROAD, WALDESLADE, KENT. South side from Longwood to Subway at Cossington Road from longwood to rear of subway at Cossington Road - clear saplings - re-coppice hazels - fell small stems encroaching highway and leave to regenerate - crown lift to 5m middle age Hornbeams and scallop round light columns - all trees marked.
- PILGRIMS WAY, BOXLEY, KENT. Northerly Junction with Styles Lane and Pilgrims Way Tree in decline with historic loss of stem due to decay - fell by dismantle and treat stump.
- BRACKEN HILL, Walderslade. Opposite entrance to Alexander glen. Dead malus fell by dismantle and grind stump - tree marked with orange dot (Dead tree). Grind stump - tree marked with orange dot (Empty pit/Missing tree/Stump)
- GOLDSTONE WALK, Walderslade. Chestnut, sweet opp 26 Goldstone walk

Dead tree fell by dismantle - tree marked with orange dot (Dead tree)
BADGER ROAD, Walderslade Birch, silver. Outside 61
Remove lowest phototropic limb extending towards and encroaching property and prune back remaining limb to give 2m clearance
Outside 73. Hornbeam Crown lift to 4m property side and prune back remaining branches b 2m to prevent encroachment to property
Outside 65. Crown lift to 3m over footway (Low branches)

7.3 Lidsing Road.

Clerk's report. The KCC Project Scheme Manager contacted the parish office with questions about Lidsing Road junctions and as she was unfamiliar with the area the Clerk and Assistant Clerk gave her a mini-tour. She asked if we would attend a site meeting with the owner of The Harrow which had again been hit by a car. On the morning of the site visit an issue had also come in about the ramp outside the Kings Arms Boxley and this was included in the tour. Problems with the junctions on Lidsing Road were pointed out as was the request by the parish council that junctions be marked with rumble strips. After meeting the manager of The Harrow the following work was highlighted, by the KCC officer, as needing action.

12406540 – Lidsing Road, just before Westfields Sole Road – Road narrows warning sign covered in vegetation. Request to cut vegetation

12406541 – Westfields Sole Road junction with Lidsing Road – Refresh give way markings.

12406542 – Lidsing Road on approach to crossroads – yellow backed warning sign needs turning around and cleaned.

12406543 – Lidsing Road either side of junction with Harp Farm Road – 1. Right hand warning sign covered in vegetation 2. Left hand warning sign turned around and needs cleaning.

SLOW markings to be refreshed (Lidsing Road/Dunn Street junction) and painted Lidsing Road/Westfield Sole Road.

A request has been made by the parish office for SLOW markings at the junction of Lidsing Road and Harp Farm Road.

The issues of the speed along Lidsing Road was raised but currently KCC has no plans to consider lowering speed limits in rural areas. The Project Scheme Manager suggested that a speed survey is undertaken but it is not clear what this would produce to help towards lowering the speed limit as the crash statistics did not breach the threshold, six personal injuries recorded on a 50m stretch of road in two years, for KCC investigation.

The quote for a speed survey to take place in Lidsing Road is £207. Whilst it may not be of use concerning speed if this is for lines across the road this may indicate traffic flows and numbers, which if two surveys were put in place, one on Lidsing Road and one on Westfield Sole might be helpful for members to understand the pressure on Boxley Village and also Walderslade/Lordswood.

7.4 Speed Reduction Walderslade Woods Road. Members asked for this to be returned for a review.

Item 9. Franklin Drive Play Area - INFORMATION

Installation of the play equipment was undertaken on 1 - 3 August. A post – installation inspection of the new and current equipment was undertaken on 3 August and the play area was reopened on 6 August. The cost of the post-installation inspection is £195 and this will be deducted from the Street Maintenance budget which will also cover the cost of replacement signage which will be organised. The inspection highlighted a number of issues relating to the MBC play equipment, especially some broken fencing and this has been taken up with MBC. MBC is due to advertise the disposal of the land, for two weeks in the KM, commencing either Friday 3 or Friday 10 August.

Item 14. Matters for Information

14.1 NALC response to revised NPPF document.

Clerk's request. Any Borough Councillor receiving any updating document on the following from MBC could they please supply the Clerk with a copy. Thank you.

NALC response. **NPPF refresh should have gone further says NALC**

"Responding to the publication of the long-awaited National Planning Policy Framework (NPPF) update by Government yesterday.

Cllr Sue Baxter, chairman of NALC, said: "While NALC broadly welcomes the publication of the long-awaited NPPF update which contains some helpful and positive changes, the Government should have gone further in giving communities more of a say over planning and housing in their areas.

"We share the Government's desire to build attractive and better-designed homes in areas where they are supported and needed, and we are pleased planning authorities will be empowered to challenge poor quality and unattractive development. But we still feel strongly that the priority moving forward should be delivering a sustainable supply of quality affordable homes, especially in rural areas. We still think that the Government should ensure through the Letwin Review that planning permissions are built out and we look forward to the final report and recommendations.

"Communities must have a greater say on development in their areas including how this should look and feel – but this must now translate into more meaningful early consultation and engagement with local (parish and town) councils as place leaders by both developers and planning authorities. Moves to strengthen the duty to co-operate between local authorities are welcome but this is a minimum pre-requisite if there is to be greater responsibility and accountability for housing delivery from councils and developers. But we can't escape from the fact that planning authorities are under huge pressure from lack of resources, especially in planning departments. That is why we welcome the promotion of new digital mapping tools for planning authorities to use when consulting communities including local councils.

"For the Government's intention that adopted neighbourhood plans demonstrating clear local leadership in design quality to work, the new Framework does not go far enough in ensuring that Neighbourhood Plans are strengthened and better protected, that the demands on Neighbourhood Forums and local councils are reduced and that planning authorities and developers don't continue to over-ride Neighbourhood Plans. While the mainstreaming of neighbourhood planning is a step forward, Government has missed a trick and we will continue to make the case and work with the government on further strengthening neighbourhood planning."

The new Framework also contains updated guidance on stronger protection for the environment, greater protection for ancient trees and woods, reinstating the link to Garden City principles as well as the Climate Change Act 2018. Ministers have been clear on their ambition to achieve 300,000 new homes a year by the mid-2020s, which follows 217,000 homes built last year. The new rules will see 85 of the proposals set out in the [housing white paper](#) and the Budget, implemented in the new [National Planning Policy Framework](#)."

Revised National Planning Policy Framework 2018.

Clerk's note. A copy of the press release on the revised NPPF includes some of the changes made in the document;

Building attractive and better-designed homes in areas where they are needed is at the centre of new planning rules published by Secretary of State Rt Hon James Brokenshire MP today (24 July 2018).

The new rules will also make it easier for councils to challenge poor quality and unattractive development, and give communities a greater voice about how developments should look and feel.

The revised National Planning Policy Framework follows a public consultation launched by the Prime Minister earlier this year to provide a comprehensive approach for planners, developers and councils to build more homes, more quickly and in the places where people want to live.

The new rule book will focus on:

- promoting high quality design of new homes and places
- stronger protection for the environment
- building the right number of homes in the right places
- greater responsibility and accountability for housing delivery from councils and developers

Secretary of State for Communities, Rt Hon James Brokenshire MP said:

Fundamental to building the homes our country needs is ensuring that our planning system is fit for the future.

This revised planning framework sets out our vision of a planning system that delivers the homes we need. I am clear that quantity must never compromise the quality of what is built, and this is reflected in the new rules.

We have listened to the tens of thousands of people who told us their views, making this a shared strategy for development in England.

Ministers have been clear on their ambition to achieve 300,000 new homes a year by the mid-2020s, which follows 217,000 homes built last year, the biggest increase in housing supply in England for almost a decade.

The new rules will see 85 of the proposals set out in the [housing white paper](#) and the Budget, implemented in the new National Planning Policy Framework.

Promoting high quality design of new homes and places

Refocusing on the quality and design of proposals which are in line with what local communities want, the framework ensures councils have the confidence and tools to refuse permission for development that does not prioritise design quality and does not complement its surroundings.

With an emphasis on engaging with communities and allowing residents to see proposed development before it's even built, the new framework encourages councils to make use of innovative new visual tools to promote better design and quality, which will also make sure new homes fit in with their surroundings.

Adopted neighbourhood plans will demonstrate clear local leadership in design quality, with the framework allowing groups seeking such plans to truly reflect the community's expectations on how new development will visually contribute to their area.

Whilst the framework sets the strategic direction for driving up new build quality, it will remain up to councils to apply these policies in the most appropriate way in their area, recognising that they are well placed to know their area's unique character and setting.

To maximise the use of land we are promoting more effective use of the land available and giving councils more confidence to refuse applications that don't provide enough homes.

Stronger protection for the environment

The new framework has also been updated to provide further protection for biodiversity; ensuring wildlife thrives at the same time as addressing the need for new homes.

Changes to the framework see the planning system align more closely with Defra's [25 Year Environment Plan](#), which aims to leave the environment in a better state for future generations. This includes more protection for habitats, and places greater importance on air quality when deciding development proposals.

It provides strengthened protection for ancient woodland and ancient and veteran trees across England, ensuring they can be retained for the benefit of future generations.

Whilst giving councils real flexibility to make the most of their existing brownfield land, the revised framework makes sure they exhaust all other reasonable options for development before looking to alter a Green Belt boundary.

The government has more explicitly outlined the protection of the Green Belt in England, explaining the high expectations and considerable evidence that would be needed to alter any boundary.

Building the right number of homes in the right places

To help tackle unaffordable house prices in many areas across the country, the framework sets out a new way for councils to calculate the housing need of their local community (including different forms of housing, such as older people's retirement homes).

This new methodology aims to deliver more homes in the places where they are most needed, based on factors including the affordability of existing homes for people on lower and medium incomes.

Greater responsibility and accountability for housing delivery from councils and developers

From November 2018 councils will have a [Housing Delivery Test](#) focused on driving up the numbers of homes actually delivered in their area, rather than how many are planned for.

In addition, to make sure that the necessary infrastructure and affordable housing is delivered to support communities, clearer guidance for both developers and councils will also be published today.

Meaning that developers will know what is expected of them up front, even before they submit a planning application and councils have greater power to hold them to these commitments.

Further information

The publication of the National Planning Policy Framework follows the government's first Design Quality Conference held in London earlier this year, which demonstrated our commitment to engaging local government and industry to promote and deliver a step change in the design quality of new development.

14.2 MBC new dog fouling orders.

MBC is introducing two Public Space Protection Orders and these will include Weaving Diamond Jubilee Orchard and Franklin Drive. Fines for not clearing up after your dog will increase from £75 to £100. Non-fenced play areas will now be included in the orders. To allow enforcement, and there is no increase in the MBC staff to do this, signage must be introduced.