



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 14 May 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 Meetings 9 & 16 April 2018.** (7.32)
To consider the minutes and if in order sign as a true record (pages 3-7).
4. **Matters Arising from the Minutes** (7.35)
 - 4.1 Minute 3102/5.1. Development Land Adjacent Wildfell Close. Now being taken to May Maidstone Planning Committee meeting.
 - 4.2 Minute 3102/5.2 Ancient Woodland and TPOs. The Maidstone KALC/MBC meeting on 9/4/18 was cancelled. Members views are sought on the situation.
 - 4.3 Minute 3102/5.3 Boxley Road, Walderslade, KCC tree/verge maintenance. Update to be supplied at meeting.
 - 4.4 Minute 3102/5.4 Traffic Speeds, Boxley Road/Beechen Bank Road. Awaiting response from MPs.
 - 4.5 Minute 3102/5.5 Flooding Boxley Road near junction Longwood. KCC has undertaken drain clearance in the area but the initial query of whether any road changes are needed has been removed from the KCC website.
 - 4.6 Minute 3102/5.7 Fixed plate pedestrian crossing signs Grovewood Drive North. Will be installed in July/August.
 - 4.7 Minute 3102/5.10 Yellow lines at junctions along Provender Way. Junction names submitted to KCC awaiting response from KCC.
 - 4.8 Minute 3103/5.11 Chatham Road Sandling new road layout. Work is expected to commence in April. Residents have received letters from KCC.
 - 4.9 Minute 3105/12 National Planning Policy Framework & Developer Contributions. Due to pressure of office deadlines the opportunity to send the link onto members was missed. KALC has responded on behalf of Kent parishes. See report (pages 7-12).
 - 4.10 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 receive and decide on responses to planning applications. See reports (pages 12-13).
6. **Planning Decisions, Appeals and Appeals Decisions - INFORMATION** (8.10)
Reports on a recent appeal decision and MBC decisions on planning applications seen by the Environment Committee (pages 13-14).

- 7. **Highways and Byways - DECISION** (8:11)
 - 7.1 Speed bumps Boxley Village, petition for their removal. See report (page 14).
 - 7.2 Roundabout sponsorship. See report (page 14).
 - 7.3 KCC planned tree work. See report (page 14).
 - 7.4 Parking Hotline. Cllr Ivor Davies to give a verbal report.
 - 7.5 M20 Junctions 3-5 Smart Motorway Project. See report (page 14).
 - 7.6 BPC Parking Policy. See report (pages 14-15).

- 10. **Franklin Drive Play Area.** (8.24)

The tree work has been completed, a donation is being given by Gallagher's in order for the play equipment to be ordered.

- 11. **Policy and Procedures - REVIEW** (8.30)
 - 11.1 Laminated planning advices (used at meetings) still fit for purpose. The Clerk has undertaken a review and will be refreshing them to reflect the new phrase used by members when not objecting to a planning application.

- 12. **Members Reports - INFORMATION** (8.33)

To receive any reports or notification of issues from members.

- 13. **Volunteer Groups - INFORMATION** (8.38)

To receive any reports.

- 14. **Matters for Information – INFORMATION** (8.45)
 - 14.1 MBC approved the Off Street Tariff increase, which also covers car parks. This is effective from 1 June 2018.
 - 14.2 Litter bins. See report (page 15).
 - 14.3 STEM school, New Cut Public Inquiry. Cllrs Bob and Wendy Hinder will be attending the first two days of the Public Inquiry the Clerk will also be attending. The parish council will have a representative present on each day of the inquiry.

- 15. **Items for Next Agenda** (8.55)

Requests for items to be included on the agenda to be submitted no later than 29 May 2018.

- 16. **Next Meeting** (8.56)

Next Environment Committee meeting 11 June at Beechen Hall commencing at 7:30pm.

- 17. **Enforcement and Section 106 updates from MBC** (8.57)

To receive any information.

Pauline Bowdery

Pauline Bowdery
Clerk to Boxley Parish Council

Date: 8 May 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 28/02/2018).
 April 2018 T&MBC Local Plan update (checked 28/02/2018).
 August 2018 Minute 3028/4.6 Speed Reduction Walderslade Woods Road.
 September 2018 minute 3093/8.6 Lidsing Roads. Return to agenda to consider safety record and members wish for chevrons at junctions; KCC refused request for these as the crash records do not show there is a problem at junctions.

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.

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Supporting agenda papers for the Environment Committee Meeting 14 May 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 Meetings 9 & 16 April 2018.

Item 3.1 Minutes of the Environment Committee on Monday 9 April 2018 at Tyland Barn, Tyland Lane, Sandling commencing at 9.18 pm.

Councillors present: Mrs W Hinder (Chair), Mrs A Brindle, Ms L Clarke, Mr J Constable, Mr P Dengate, Mr Ivor Davies and Mr Bob Hinder, Mr D Hollands, Mrs P Bowdery (Clerk) and 2 members of the public.

1. **Apologies and absences**

None as all members were present.

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

None.

The meeting was not adjourned as no members of the public requested to speak.

3. **Planning Applications for Consideration**

18/500416/FULL Erection of a new freestanding masonry wall and entrance way to the North and West site boundaries (Part retrospective). Park Cottage Boxley Road Boxley
Objection, wish to see application refused and reported to the Planning Committee. The wall has an adverse impact on the scenic beauty of the AONB and the Boxley Village Conservation area. It is wholly out of keeping with the street scene and character of the village. The design and size is disproportionate with the existing properties.

In view of the time the Chairman deferred consideration of the following to the meeting on 16 April.

18/501351/FULL Erection of a part single storey, part two storey rear extension, two storey side extension, and single storey front extension, including a loft conversion with rear dormer window. Broadview Grove Green Road Weaving Maidstone. Deadline 20 April 2018

18/501136/FULL Single storey rear extension, demolition of conservatory. 25 Round Wood Close Walderslade Kent ME5 9UL. Deadline 23 April 2018

18/501407/FULL Erection of a single storey rear extension and front porch. 16 Birch Drive Boxley Chatham Kent ME5 8YU. Deadline 24 April 2018.

18/501370/TPO Application – T1 – ASH Historically growing next to a recently removed structure. Multi stem with recent bonfire damage to 3 limbs remove fire damaged stems. G10 – ASH – Old coppice stools with no recent management and hollow rotten stem cavities. Over

extended limbs growing toward vines. Crown lift to 6-7 meters. Land Adj. Church Hall The Street Boxley ME14 3DH. Deadline 25 April 2018

5. **Next Meeting**

Next full environment meeting 16 April 2018 at Beechen Hall commencing at 7:30pm.

Meeting closed at 9.25pm.

Item 3.2 Minutes of the Environment Committee on Monday 16 April 2018 at Beechen Hall, Wildfell Close, Walderslade commencing at 7.30 pm.

Present: Mrs Wendy Hinder (Chairman), Mrs A Brindle, Ms L Clarke, Mr J Constable, Mr Ivor Davies, Mr P Dengate, Mr D Hollands together with Mrs P Bowdery (Clerk) and Mr B Crozier, Kitewood (left after item 3).

1 **Apologies and absences**

Apologies accepted: Mr Bob Hinder on PC business KALC meeting.

Absent: None.

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

Apart from Cllr Brindle all other members declared that they had been lobbied by Kitewood at a previous meeting.

3. **Pre-application consultation Kitewood.**

The Chairman welcomed Mr Crozier and invited him to address the meeting. Members were shown a proposed site plan for six or possibly five dwellings (4 or 5 bedrooms) on the land adjacent to the west junction of Impton Lane. Access was now planned via the KH32a entrance, a restricted byway, when questioned Mr Crozier said that the Deeds of the land allowed for access along this section and it will be widened to include a footway. A plan will be provided to the parish council.

Members asked questions about landscaping, access, maintenance of the remaining open space etc. Kitewood will be approaching Natural England to get its opinion on the proposed development and will keep the parish council informed.

The Chairman thanked Mr Crozier for attending.

4. **Minutes of the Meetings 12 March 2018.**

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

5. **Matters Arising from the Minutes**

5.1 Minute 3091/5.1. Development Land Adjacent Wildfell Close. The application is going before MBC Planning Committee on 26 April 2018 with Cllr Bob Hinder attending. **Noted.**

5.2 Minute 3091/5.2 Ancient Woodland and TPOs. An update from the Maidstone KALC/MBC meeting is awaited.

5.3 Minute 3091/5.3 Boxley Road, Walderslade, KCC tree/verge maintenance. The Chairman reported that the laying wood was being chipped. Concern was raised about a hedge and tree that had been destroyed due to development at a property on Leybourne Close, this had been notified to Kent Highways.

5.4 Minute 3091/5.4 Traffic Speeds, Boxley Road, Walderslade. Cllr Bob Hinder has written to Helen Whately MP and Tracey Crouch MP asking for their help in getting the matter resolved. Responses awaited. **Noted.**

5.5 Minute 3091/5.5 Flooding Boxley Road near junction Longwood. KCC has undertaken drain clearance in the area but not yet responded to the initial query of whether any road changes are needed. **Noted. Action: parish office.**

5.6 Minute 3091/5.6 Obscured signage Boxley Village. Cllr Hollands notified the meeting that the vegetation has been cut back. **No further action.**

5.7 Minute 3091/5.7 Fixed plate pedestrian crossing signs Grovewood Drive North. Awaiting installation. **Noted.**

5.8 Minute 3091/5.8 Solar powered sign south of M2 bridge Lidsing Road. KCC has inspected the sign which is still operational. **Noted. No further action.**

- 5.9 Minute 3091/5.9 KCC Tree Maintenance Beechen Bank Road. Awaiting report on maintenance from KCC, website shows work being programmed. **Noted.** The Clerk was asked to report the overhanging and hanging trees on Walderslade Woods Road. **Action: Parish office.**
- 5.10 Minute 3093/8.1 Yellow lines at junctions along Provender Way. Junction names submitted to KCC awaiting response from KCC. **Noted.**
- 5.11 Minute 3093/9.3 Chatham Road Sandling new road layout. Work is expected to commence in April. Residents have received letters from KCC. **Noted.**
- 5.12 Minute 3093/8.5 Provender Way snow and ice. The request to change it to a Primary Route, to ensure it is gritted in bad weather, will be reviewed in September when KCC confirm what routes will receive winter maintenance. **Noted. Action: Parish office to chase in September.**
- 5.13 Any other matters arising from the minutes not on the agenda. None.

As no members of the public were present the meeting was not adjourned.

6. **Planning Applications for Consideration**

18/501351/FULL Erection of a part single storey, part two storey rear extension, two storey side extension, and single storey front extension, including a loft conversion with rear dormer window. Broadview Grove Green Road Weaving.

The parish council has no material planning reasons to object.

18/501136/FULL Single storey rear extension, demolition of conservatory. 25 Round Wood Close Walderslade.

The parish council has no material planning reasons to object.

18/501407/FULL Erection of a single storey rear extension and front porch. 16 Birch Drive Lordswood.

The parish council has no material planning reasons to object.

18/501370/TPO Application - T1 - Ash Historically growing next to a recently removed structure. Multi stem with recent bonfire damage to 3 limbs remove fire damaged stems. G10 - ASH - Old coppice stools with no recent management and hollow rotten stem cavities. Over extended limbs growing toward vines. Crown lift to 6-7 meters. Land Adj. Church Hall The Street Boxley.

Do not wish to object defer to the views of the Landscape Officer.

18/501296/TPO/PAHE. TPO application to fell one Ash, one Chestnut and one Hawthorn tree. Beechen Hall Wildfell Close

Wish to see approved. In the interest of openness and accountability it should be noted that the parish council is the applicant.

7. **Planning Decisions, Appeals and Appeals Decisions**

17/502122/TPO APPEAL: Dismissed.

8. **Highways and Byways**

8.1 Cat Claws. Cllr Dengate raised grave concerns about the possible use of this product as any installation would force vehicles in narrow roads to park in the road and this would have an adverse impact on emergency vehicles. Any driver bumping up a kerb to let an emergency vehicle pass could potentially have their tyres punctured. Members agreed that they would not condone their use.

9 **General Data Protection Regulation**

Members **received and noted** the Clerks explanation on the effect of the General Data Protection Regulations (GDPR) on the committee's business.

9.1 Planning applications. After discussion on the various options Cllr Dengate reminded members that a resident visiting the office to view a paper plan could be guided by the staff to go online on an office computer to view the plans on an MBC website.

Cllr Ivor Davies proposed Cllr Dengate seconded the adoption of the suggested policy/procedure, **agreed**.

Public access to planning applications held in the parish office

Planning applications are no longer to be made available to a member of the public without it being GDPR 'processed'.

- The Planning Application Form must have the name/telephone number of the property owner properly redacted. This may require the original being masked by paper and a photocopy taken for the viewing;
- The applicant's full address and any contact details must be redacted if it is different from the site address;
- Supporting reports, letters or any submissions must have names, addresses, contact details and signatures redacted.

Consideration will be given to redacting the agent's details.

The agenda will still reflect the full address of the planning application as notified to the parish council by MBC.

9.2 Reporting of Planning Appeal Decisions. **Agreed**.

The agenda report to the parish council will not include the full address of the application. On complicated or controversial sites, the full planning appeal decision notice will be retained for possible future consultation.

9.3 Retention of Planning Applications. After discussion it was **agreed** for,

- Non-controversial development, after planning permission is received the planning application will be destroyed.
- For large scale or controversial development the application will be kept for longer, at least 18 months after permission is given. Any documents kept for historical or research will have personal data removed/redacted.

9.4 Lobbying e-mails and letters. After discussion members felt that the current procedure of the office requesting permission from the author to pass on their personal data should continue. Members considered that it was important to understand where a person lived in relationship to a development or issue.

An on-going review of any planning decision information included in the Downs Mail will be required. **Noted**.

The Chairman notified members that any confidential information, containing personal data, supplied to them for the meeting should be left behind so it can be shredded. Cllr Brindle requested clarification on what information a councillor could retain and was advised that it was only information that contained personal data that was affected by GDPR. Should a councillor wish to retain some information then they could remove any personal data by, for example, cutting the contact details and signature off of an e-mail. The parish office would be reviewing how it wrote and produced briefing information and reports to ensure that if it was considered necessary to include personal data that it was done in such a way as to be easily removed. Councillors could then safely keep the document for further research/reference.

10. **Franklin Drive Play Area.**

MBC has arranged for the tree work to be undertaken this week. Arrangements are being made to purchase the equipment and have it and the safety surface installed. MBC will need to approve the lease which was being delayed due to the cancellation of meetings because of the May elections. Borough Councillor Hinder had been advised by the Parks Manager that it was okay to proceed with the installation.

11. **Policy and Procedures**

11.1 BPC Planning Information Leaflet (review). **Approved** with minor amendments. **Action: Office.**

11.2 Parking in the parish. Approved with some minor amendments and additions. **Action: Office.**

12. **National Planning Policy Framework & Developer Contributions**

It was **agreed** that any response could be agreed out of meeting. Councillors to be sent a hyperlink to the document so that they could decide whether it needed a response. **Action: Clerk.**

13. **Members Reports - INFORMATION**

12.1 Planning Inspector Appeal Street Farm. Members received a report from Cllr Clarke on the inquiry and site visit. The Chairman thanked her for attending the Inquiry

12.2 M20 Jct 3-5 Smart Motorway Scheme Consultation Cllr Bob Hinder had responded on behalf of the parish council. **Noted.**

12.3 Planning Training attended by the Chairman and Cllr Brindle. Cllr Brindle will send on a report to members. **Action: Cllr Brindle and office.**

14. **Volunteer Groups**

Cllr Ivor Davies gave a report on the recent WWG meeting. The pond lining work was outstanding and the Old Chalk New Downs Project had informed WWG that it could consider an application for funding for a tractor hauled buck rake. WWG thanks the parish council for its financial support.

15. **Matters for Information**

None.

16. **Items for Next Agenda**

None identified.

17. **Next Meeting**

Next Environment Committee meeting 14 May at Beechen Hall commencing at 7:30pm.

As no members of the public/press were present there was no resolution to exclude them from the meeting and item 18 was discussed.

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

Members **received and noted** the confidential update. The Clerk was asked to chase for a response on an outstanding garage issue that had not been included in the update. **Action: Clerk.**

Chase car port to garage on Boxley Road, Walderslade.

Meeting closed at 9.00pm.

Item 4 Matters Arising from the Minutes

4.9 National Planning Policy Framework & Developer Contributions

KALC response to consultation

Dear Sir

National Planning Policy Framework Consultation Proposals

The Kent Association of Local Councils (KALC) represents 96% of Parish and Town Councils and Parish Meetings in Kent, representing an electorate of over 650,000 across the range of suburban, rural and urban Kent.

We welcome the opportunity to respond to the MHCLG consultation. Our general comments, are set out below. Our responses to each of the consultation questions are set out in Appendix 1, which is attached:

General Comments

- We support Government's aim to reform housing and planning policy so that it is as effective as possible in improving the supply of homes; but this must be coupled with giving local communities greater control so that they can make informed decisions about exactly where much-needed new homes should be built.
- We support the Government's challenge for developers, local authorities, communities, councillors and professionals to work together to ensure that appropriate developments in line with the NPPF, Local Plans and Neighbourhood Plans are brought forward and delivered.
- However, the proposals suffer from two major problems. First, the local planning authorities are under-resourced for the job they are expected to do and find it hard to recruit and retain the staff they need to operate an efficient planning system. They also lack the resources to build large numbers of houses themselves. Secondly, housebuilding firms are private companies answerable to their shareholders. They are not "agents of the state" who can be forced to do things against their own commercial interest, or at unacceptable risk to them, their shareholders or financiers. This will limit the extent to which the Government can direct how they operate and make the Government's ambitions for consistent delivery of more than 300,000 new homes per year unrealistic without a major new public-sector programme to assemble land, provide

supporting infrastructure in step with development, and then build new homes. These homes could be provided either directly by the public sector, or by private companies on sites assembled and prepared for development by the public sector (making it less risky commercially). Such programmes existed in the UK until the early 1970s and still exist in many other European countries. There are no such proposals in the revised NPPF, although the Government is expanding the activities of Homes England, its regeneration and development agency.

Supporting Infrastructure

- The NPPF continues to make “warm noises” about the need to ensure that supporting infrastructure is delivered in step with development. However, we remain concerned that if push comes to shove in areas without a 5-year land supply or up-to-date plans, the balance (driven by the overriding need to deliver more housing) still generally favours development, even where supporting infrastructure is not provided. The proposals to improve handling of development viability in planning decisions, and the new national funding for infrastructure to unlock some larger sites, are both welcome, but national policy is still uncertain as Government consults on a package of new proposals to reform s.106 agreements and CIL. The proposed measures in the package will still leave a very complex system where the links between development and supporting infrastructure are often unclear or inadequate.

Affordable Housing

- These new paragraphs set the bar pretty low in that they indicate that affordable housing should only be sought on major sites (10 or more dwellings) other than in rural areas where a lower threshold is indicated, and that at least 10% should be available for “affordable home ownership”.

Most local authorities’ planning policies already seek a much higher percentage, much of it in the form of rented accommodation, as this is where need is greatest. The 10% minimum referred to in the new NPPF relates to “affordable home ownership” and rather muddies the position in terms of how much affordable housing overall can be sought and how this is split between renting and ownership. This needs to be clarified. Preferably, it is best left to justification at the local level.

Plan-led system

- The new paragraph 11 to underline the primacy of the development plan (local plan + neighbourhood plan) is welcome. However, there may still be cases where, if up-to-date plans are not in place, and housing delivery is impaired, they may be overridden, which causes great concern.

We welcome the Government’s proposal that LPAs will need to prepare and maintain a statement of common ground, as evidence to the statutory duty to cooperate. There has been a distinct lack of engagement between LPAs on developments affecting more than one district and there has also been a lack of support from some LPAs to Parish and Town Councils developing a Neighbourhood Plan despite a “Duty” to do so.

The regular review of plans to keep them up-to-date is sensible, but it means little if local authorities are not resourced to do so. It will also put a burden on Neighbourhood Plans for regular review.

Housing Need

- It is essential that local planning authorities are given realistic housing numbers, otherwise they are being set up to fail and leave their Local Plan unsound. The requirement to meet "objectively assessed housing needs" is similar to the existing NPPF, but it is very important that Government gets the "objectively assessed" part right. We remain concerned that the planning legislation and guidance is still too heavily weighted towards developers and pressure is mostly on local authorities. We recognise that the new NPPF invites local authorities to consider whether planning conditions should require development to be started within 2 years from grant of the permission, rather than the default 3-year period. However, we continue to believe that in order to increase the build out rate, the Government must either have a major new public-sector programme or introduce a Housing Delivery Test on developers. The review being undertaken by Sir Oliver Letwin on ways of ensuring that planning permissions, when granted, are built out quickly is key to trying to solve this issue. The Government's twin desires to grant more planning permissions for housing and to see those quickly built out, needs to be even-handed between local authorities and the development industry, without impairing quality and design.

Food Security

- The inevitable effect of the Government's efforts to boost house building will be increased loss of productive farmland. Whilst we recognise that this will be offset to some extent by the priority given to brownfield sites and the policy preference for higher density development in urban areas, we remain concerned that land which was previously used for agriculture and employment will continue to be developed for housing, causing food security and employment concerns, which will become more significant with Brexit.

Enforcement

- We agree that effective enforcement is important to maintain public confidence in the planning system. Unfortunately, as enforcement action is discretionary, many local planning authorities have cut back in this area due to budget pressures. The lack of enforcement action has led to concerns from local communities about the effectiveness of the planning system and therefore LPAs need to be provided with more resource to tackle this and restore public confidence.

Dear Sir

Government Consultation: Supporting housing delivery through developer contributions – Reforming developer contributions to affordable housing and infrastructure

The Kent Association of Local Councils (KALC) represents 96% of Parish and Town Councils and Parish Meetings in Kent, representing an electorate of over 650,000 across the range of suburban, rural and urban Kent.

We welcome the opportunity to respond to the MHCLG consultation. Our main comments, are set out below:

- The NPPF continues to make “warm noises” about the need to ensure that supporting infrastructure is delivered in step with development. However, we remain concerned that if push comes to shove in areas without a 5-year land supply or up-to-date plans, the balance (driven by the overriding need to deliver more housing) still generally favours development, even where supporting infrastructure is not provided. The proposals to improve handling of development viability in planning decisions, and the new national funding for infrastructure to unlock some larger sites, are both welcome, but national policy is still uncertain. The proposed measures in the package will still leave a very complex system where the links between development and supporting infrastructure are often unclear or inadequate.
- There are many positive statements in the consultation such as:
 - Foreword - *“It is vital that developers who are building these homes know what contributions they are expected to make towards affordable housing and essential infrastructure and that local authorities can hold them to account.”*
 - Foreword - *“explore options to create a clearer and more robust developer contribution system that really delivers for prospective homeowners and communities accommodating new development.”*
 - Paragraph 6 that *“It is right that developers are required to mitigate the impacts of development and pay for the cumulative impacts of development on the infrastructure in their area.”*

- Paragraph 44 that "*Communities need assurance that developers will make contributions towards new infrastructure required by development.*"
- We support the need for better transparency and accountability, including the requirement to publish Infrastructure Funding Statements and that all viability assessments should be published.
- We also support the objective - "Allowing local authorities to **introduce a Strategic Infrastructure Tariff** to help fund or mitigate strategic infrastructure, ensuring existing and new communities can benefit."
- However, we remain unconvinced that the current policy proposals will actually deliver developer contributions towards new infrastructure required by the development. For instance, it is disappointing that there is not a key objective (see paragraph 39) around ensuring that developers do make a contribution towards new infrastructure required by development. Also, paragraph 69 still allows local authorities to set CIL at a low or zero rate. As the CIL review highlighted, CIL rates tend to be set at a "lowest common denominator" level to accommodate the least viable proposals. If there are no, or very little, developer contributions', then either that development should not go ahead or Government should provide the funding gap to provide that supporting infrastructure, either through the Housing Infrastructure Fund or another mechanism.
- The key objectives in paragraph 39 should therefore be amended to include:
 - Ensuring that developers will make contributions towards new infrastructure required by development.
 - All developer contributions should reflect the effects of that particular development and agreed prior to planning permission being granted.
- We believe that Government should make CIL compulsory rather than discretionary, which should help address the pooling restriction issue.
- Developer contributions are an essential element of the planning system to help enable the supporting infrastructure and affordable housing. It is therefore vital that Government ensures that local authorities have sufficient resources to be able to undertake their role as efficiently and effectively as possible.
- We would welcome clarification on paragraph 69. It currently refers to "**Allow charging schedules to be set based on the existing use of land.**" We believe that this is wrongly worded and should be "Allow charging schedules to be set based on the permitted use (once granted)."

Item 5 Planning Applications for Consideration - DECISION

RATIFICATION

18/501708/FULL Erection of a rear conservatory The Firs Boxley Road Walderslade ME5 9JE. Deadline 14 May 2018

18/501508/FULL Garage conversion into part utility area and part storage area. 5 Wagoners Close Weaving Maidstone Kent ME14 5SG. Deadline 14 May 2018

18/501426/FULL Removal of existing fence and relocate new 6ft fence 500mm from the pathway boundary along Fitzwilliam Road. 1 Wytherling Close Bearsted Kent ME14 4QB. Deadline 11 May 2018

18/501593/FULL Change of use from two apartments into one dwelling house, including rear and side extension. Replacement of front door with window, internal alterations, demolition of existing summerhouse and garage and erection of detached ancillary/granny annexe accommodation (Resubmission). Cla Mer Weaving Street Weaving ME14 5JH. Deadline 8 May 2018

DECISION

18/501941/FULL Erection of a part single, part two Storey rear extension and two storey side extension. 13 Grey Wethers Sandling Maidstone Kent ME14 3DW. Deadline 22 May 2018.

18/501736/FULL Erection of detached garage and 1.8m high close boarded fence. 46 Bargrove Road Maidstone Kent ME14 5RT. Deadline 15 May 2018

18/502144/FULL Erection of a Class A1 Retail Store (Marks & Spencer) and associated servicing, parking, landscaping and access arrangements. Plot 9 Eclipse Park Sittingbourne Road North Maidstone. Deadline 23 May 2018

18/502031/FULL Proposed single storey rear extension, with existing first floor balcony above. Rocklyn Chatham Road Sandling ME14 3AY. Deadline 25 May 2018

18/502087/TPO to remove two large trees in back garden. Unsure of species. Garden is small and trees block out lots of light. Also remove one small tree again in back garden and again unsure of species. Would like to replace with fruiting tree at 1 Micawber Close, Walderslade ME5 9JZ. Deadline 17 May 2018.

18/502173/FULL/JOWO Ground floor side extension plus front porch extension. 9 Haywain Close Weaving ME14 5UX. Deadline 25 May.

Item 6 Planning Decisions, Appeals and Appeals Decisions - DECISION

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 hand made clay tiles in place of Kent peg tiles) **APPEAL:** ALLOWED Street Farm The Street Boxley Kent ME14 3DR (Delegated)

Cllr Clarke undertook an audit of BPC decisions against MBC decisions and the following, minus the large scale or applications going to Planning Inspector Appeal were the ones that did not match. This information is provided for councillors to get some feedback.

17/503678/FULL Erection of a two storey side extension. Woodlands Boarley Lane Sandling Maidstone Kent. *BPC did not object but raised concerns over its bulk, height etc.*

MBC decision

The Council hereby REFUSES Planning Permission for the above for the following Reason(s):

(1) Due to its scale and design, the proposed extension would be unsympathetically related to the existing house, would overwhelm and destroy its form and would appear visually incongruous in the countryside and Special Landscape Area, contrary to policies ENV28, H33 and ENV34 of the Maidstone Borough Wide Local Plan 2000, policies DM1, DM30 and DM32 of the draft Maidstone Local Plan (2011-2031) and to the advice given within the adopted Supplementary Planning Document "Residential Extensions".

17/502616/FULL Erection of a single storey front extension Freshwoods Bearsted Road Weaving ME14 5LF. *BPC did not object*

MBC decision

The Council hereby REFUSES Planning Permission for the above for the following Reason(s):

(1) 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.

17/500884/FULL Single storey rear extension, internal alterations, demolition of existing detached garage and sheds, new detached games room/office/store. The Hive Weaving Street Weaving Kent ME14 5JH. *BPC did not object.*

MBC decision

The Council hereby REFUSES Planning Permission for the above for the following Reason(s):

(1) The proposed single-storey rear extension by the reason of its height and positioning would result in loss of light and overshadowing to the ground floor rear window of the immediate neighbour Cla-mer, contrary of Policy H18 of Maidstone Borough Wide Local Plan 2000, Policies DM1 and DM8 of Maidstone Borough Local Plan (Regulation 19) Submission Version (2016), and the guidance outlined in the Residential Extensions Supplementary Planning Document (Adopted May 2009).

Item 7 Highways and Byways - INFORMATION

- 7.1 Speed bumps Boxley Village. KCC will be removing the speed humps in Boxley Village during the resurfacing work and will then replace them. A resident of the village has put a petition on the KCC website not to have them replaced after the work, citing ineffectiveness, noise and air pollution as reasons why they should not be reinstated. The petition will close on 31 May and as at 08/05 6 persons had signed, not all of whom live within the village. This item has been included for Councillor's information.
- 7.2 Roundabout sponsorship. KCC has been contacted. A response is awaited from the officer responsible for permission etc.
- 7.3 KCC Planned Tree Work.
- Minute 3102/5.9 KCC Tree Maintenance Beechen Bank Road. (E-mail 17.04.18). BEECHEN BANK ROAD, WALDERSLADE, (near Cossington Lane) 2 metre line to be cleared back from highway. Removing all trees and vegetation less than 50mm AND all marked trees. 2 sections marked up. Target date 6 June 2018.
 - (E-mail 04.05.18) BEECHEN BANK ROAD, WALDERSLADE, Opposite side of road as cleared previously. metre line to be cleared back from highway. Removing all trees and vegetation less than 50mm AND all marked trees. 2 sections marked up. Will Require Site visit. (Vegetation obstructing highway)
 - (E-mail 17.04.18). NEW CUT ROAD, MAIDSTONE, KENT, side of property at Franklin Drive. 4no small self sown sumac. Fell to ground level and treat stumps. (Structure interference (Tree))
 - (E-mail 13.03.18). ABIGAIL CRESCENT, WALDERSLADE Junction with Impton Lane Crown lift to 4m (Low branches). Target date 13.05.2018.
 - (E-mail 13.03.18). MICAWBER CLOSE, Walderslade Damaged branch highway side - remove broken branch (Cracks or splits (Tree)) Target date 13.05.2018.
 - (E-mail 13.03.18). SILVER TREE CLOSE, Walderslade Crown lift to 4m (Low branches) 4 trees. Target date 13.05.2018.
- 7.5 M20 Junctions 3 to 5 Smart Motorway Project (e-mail 23/4/2018)
- I am writing to inform you that we are improving the busy 6.5 mile stretch of the M20 between Junction 3 near West Malling and Junction 5 near Aylesford by upgrading it to an 'all lane running' (ALR) smart motorway. Construction work will start in May 2018 and the scheme is expected to be completed in March 2020.*
- 7.6 BPC Parking Policy. A resident contacted the parish office concerning last months agenda and asked that the following information be made known to members.
- 11.2 Parking in the parish (review) the Council may be interested to learn what happens in the London Borough of Richmond where one of our sons and his family live. In order to allow more parking the council provided standard size parking places but*

with half of vehicle's width to be on the road with the rest on the pavement within marked areas. So, half of the width of the pavement was used for part of the car parking space and the rest for pedestrians etc.

I hope the above is helpful and maybe generate a few ideas within BPC.

Item 15 Matters for Information - INFORMATION

15.2 Litter bins. Complaint from resident. *"Maidstone Council have removed a number of litter bins from the park adjacent to Weaving Community Centre and Teasel Close, and importantly, the dog litter bins. Conversely, they have not increased the frequency of rubbish collection. The park is rightly used heavily by families and children, which is a joy to see. However, the buildup of rubbish is such that the remaining bins fill very quickly to the point that they are within days overflowing with both general (including bottles and nappies!) and dog waste. Not only is this unsightly, it is a blight on surrounding properties and is purely as a result of there being less than half the number of bins there was last year and which has created this litter problem.*

Can you please put pressure on MBC to either (1) double the number of litter bins in this park (bringing the number back to 8) or (2), double the number of occasions per week that the current number of bins are emptied? This litter problem is purely as a result of the council's actions; please ask them to rectify it".

MBC has been contacted and notified of the complaint, a response is awaited.