



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 17 September 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 13 August 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 3140/4.1 Ancient Woodland and TPOs. The issue will be taken to KALC/MBC meeting on 24 September 2018. **Noted**
  - 4.2 Minute 3140/4.2 Traffic Speeds, Boxley Road/Beechen Bank Road. See report (page 3).
  - 4.3 Minute 3140/4.3 Fixed plate pedestrian crossing signs Grovewood Drive North. Installation planned for July/August.
  - 4.4 Minute 3140/4.5 Yellow lines at junctions along Provender Way. Junction names submitted to KCC. Cllr Wendy Hinder is awaiting a response on the issue (reported to 13.08.18 meeting).
  - 4.5 Minute 3141/4.6 Chatham Road Sandling new road layout. Work ordered to place another bollard to stop HGVs being able to squeeze in.
  - 4.6 Minute 3141/4.7 Speed cushions, Boxley Village. See report (page 3)
  - 4.7 Minute 3141/4.8 Parking hotline. Details were sent to Maidstone KALC with a request that this is considered by the committee.
  - 4.8 Minute 3141/4.9 Junction 3 M2. Helen Whately meeting with Highway England. Response awaited. Reminder sent 20.08.18.
  - 4.9 Minute 3141/4.10 Pothole app. County Councillor Carter has been contacted about reconsidering a mobile app for reporting potholes, a response is still awaited.
  - 4.10 Minute 3144/7.1 Highway Flooding and Drainage Report. See report (page 3).
  - 4.11 Minute 3144/7.2 Programmed Tree Work along Boxley Road/Beechen Bank Road. See report (page 3).
  - 4.12 Minute 3144/8 M20 junction 7 Planned Improvements. See report (page 3)
  - 4.13 Minute 3144/8 Gidds Pond Cottages off street parking provision. The office is attempting to locate the best person to contact.
  - 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 3-4).
6. **Planning Decisions, Appeals and Appeals Decisions - INFORMATION** (8.08)

18/500346 Lordswood Urban Extension, 115 dwellings on land adjacent to Gleamingwood Drive. REFUSED. Cllr Ivor Davies's attended and addressed the 6 September MBC Planning Committee. A verbal report will be given at the meeting.

7. **Highways and Byways - DECISION** (8.15)
  - 7.1 Drainage and Flooding Report. See report (page 4).
  - 7.2 Speed Surveys Lidsing area. See report (page 4).
  - 7.3 Grove Green and Weaving Informal Working Group. Cllr Hollands to give verbal report to meeting.
  - 7.4 Deferred from Parish Council meeting. Parking issues at Sandling Village.
  - 7.5 Deferred from Parish Council meeting. Hedge landscaping issue at Sandling Village.
8. **Bulky Refuse Freighter Service** (8.25)

Deferred from Parish Council meeting as members wished to consider whether more action was required. See report (pages 4-5).
9. **Policy and Procedures - REVIEW** (8.32)

Pre application discussions, policy and procedure (review). See report (pages 5-6).
10. **Members Reports - INFORMATION** (8.35)

To receive any reports or notification of issues from members.
11. **Volunteer Groups - INFORMATION** (8.40)

To receive any reports.
12. **Matters for Information – INFORMATION** (8.45)

None to report.
13. **Items for Next Agenda - DECISION** (8.48)

Requests for items to be included on the agenda to be submitted no later than 28 September 2018. Members are asked to submit any projects requiring budget provision in 2019/2020.
14. **Next Meeting** (8.50)

Next Environment Committee meeting 8 October 2018 at Beechen Hall commencing at 7:30pm.

In view of the confidential nature (personal details and data) on the item about to be transacted, it is advisable that the public and press will be excluded from the meeting for the duration of or part of the item.

15. **Land Adjacent to Impton Lane** – See confidential enclosure (8.52)
16. **Enforcement and Section 106 updates from MBC** (9.00)

To receive verbal update.

Pauline Bowdery  
Clerk to Boxley Parish Council

Date: 11 September 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 07/09/2018).

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?

October 2018 Minute 3141/7.5 Aug 18. MBC Wildlife Verge Maintenance

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 17 September 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 4 Matters Arising from the Minutes**

- 4.2 Traffic Speeds, Boxley Road/Beechen Bank Road. The response sent to Helen Whately MP from Medway UA was that there was no plan for remedial action *“Notwithstanding the above, we will continue to monitor this section of road to ensure we are aware of, and investigate, any incidents should they occur”*.
- 4.6 Minute 3141/4.7 Speed cushions, Boxley Village. Work to replace the speed cushions is delayed as quotes for some replacement cushions are awaited. The ramp outside the Kings Arms will be raised slightly when the cushions are replaced. A request was made to KCC about whether full width humps might be better than cushions or whether there is an issue concerning emergency vehicles and full width humps.
- 4.10 Highway Flooding and Drainage Report. Submitted to MJTB and also made publicly available. Prior to the report being submitted the Clerk was contacted by a Drainage Officer who was close to Boxley Rd/Longwood site. He was invited to the office and the opportunity was taken to advise him on the issues in the area.
- 4.11 Programmed Tree Work along Boxley Road/Beechen Bank Road. KCC Soft Landscaping contacted to be informed that the programmed workably cover street lights on one side of the road. Response awaited. (KCC e-mail dated 24.8.18) *“The works are mainly on the South side but I did identify a couple of locations on the north side for attention. We might revisit the north side post works but a brief investigation following a customer enquiry showed that a lot of it belongs to KCC property group and is not highways maintainable. I trust this is satisfactory, it is still my intention to pop in and see you so we can look at highway issues in the parish”*.
- KCC’s property management company Terrier have been contacted to request the work is undertaken. (E-mail 30.08.18)
- 4.12 Minute 3144/8 M20 junction 7 Planned Improvements. Awaiting details of local event and parish council briefings to explain what is proposed. BPC has requested it be allowed to have a presence at the meeting. KCC e-mail (23.08.18) *“We are looking to commence engagement with the key stakeholders, Members, Parishes, Businesses etc in September and then will arrange further events between then and Christmas. A newsletter will be distributed at the beginning of September informing people of the dates and times.”*

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

##### **Decisions**

**18/504679/TPO/PAHE** -TPO application to T1 Oak - Lift canopy to give 7m ground clearance, remove 1x limb @ 7m to SW which is rubbing main stem (Tree approx 18m tall), T2 Oak - Remove 1x pendulous limb growing directly towards bungalow, T3 Hornbeam group - Prune back sections of the canopy which overhang the garden by 3-4m (Leaving approx 2-3m). Burwood Cossington Road Boxley ME5 9JB. Deadline 27 September 2018.

**18/504661/FULL** – Proposal: Raising of roof height to rear together with a single storey Extension at Kitts Weaving Street Weaving Maidstone Kent. Deadline 2 October 2018.

**18/504426/OUT** - Outline Application for a detached dwelling with access being sought. Matters of appearance, landscaping, layout and scale are reserved for further considerations. Land Adj To Red Roof Boxley Road Walderslade Chatham Kent. Deadline: 2 October 2018.

**18/504453/FULL** - Proposed single storey rear extension, including lowering of ground level in rear garden. Athelstane Grove Green Lane Weaving Maidstone Kent. Deadline: 2 October 2018.

**18/504667/FULL** - Garage conversion into habitable accommodation, including internal alterations. 26 Woodlands Boxley Chatham Kent ME5 9JX. Deadline: 2 October 2018.

#### **Item 7 Highways and Byways - INFORMATION**

- 7.1 Drainage and Flooding Report. The Parish Council's report has been submitted to MJTB with a request for it to be considered at the next meeting on 17 October. KCC has contacted the parish council (e-mail 6.9.18)
- "To keep you informed, I have now raised a CCTV survey to check the drainage system around the location of the flooding, please see location plan above which has been forwarded to our Contractor along with the work order. It appears most of the water that is flooding the road is coming from the chamber in the junction of 3-8 Longwood, hopefully the survey will find out what the issue is. The gullies were running during the rainfall when I was there but soon become overwhelmed by the amount of water coming from the chamber".*
- 7.2 Speed Surveys Lidsing area.  
The Clerk has investigated traffic surveys undertaken for development on land off of Gleamingwood Drive. There is one 2018 survey for the Gleamingwood Drive/Lordswood Lane junction and 2013 surveys which cover traffic volumes at Roundwood roundabout and the Westfield Sole Road/Lidsing Road junction. Using these it would be possible to give a fairly good traffic movement predication for Gleamingwood Drive, Lordswood Lane, Westfield Sole Road, Harp Farm Road and Walderslade Woods Road. A single road survey north of Boxley Village would complete the picture of traffic through the area.  
Clerk's note: whilst some statistics are 5 years out of date it would be relevant to strengthen the case for fighting development or possibly proving that improvements to the highway infrastructure are needed.

#### **Item 8. Bulky Refuse Freighter Service. DECISION**

Response from Jen Shepherd Head of Environment and Public Realm

**RE: Bulky Refuse Freighter Service**

Thank you for your letter to Alison Broom regarding the Saturday Freighter Service, she has asked me to reply as the officer responsible for Environmental Services.

I appreciate your concerns about fly tipping across the Borough. It is an issue which the Council is fully committed to tackle through robust enforcement. This has involved joint operations with the Police, sharing intelligence through the Intel Analyst funded from the Kent Resource Partnership, increased officer patrols and investigations as well as investment in cameras. We have also very recently started the seizure of vehicles connected with fly tipping, two of which have been crushed.

We monitor fly tipping levels carefully and have reviewed the impact of the withdrawal of the Saturday Freighter Services and have found no correlation. In fact prior to the service being withdrawn there was just as much fly tipping in these locations as sites without a freighter service. Fly tipping levels have also not increased since the service's withdrawal. The main reason for this is actually the Saturday Freighter Service did not collect many of the items which end up fly tipped, such as fridges, freezers, hardcore, plasterboard, commercial waste and garden waste. The Saturday Freighter could not collect these items as all the waste went to landfill and it is extremely damaging for the environment for these items to be disposed of in this way.

Over the coming months we will be carrying out more engagement and publicity around the importance of Duty of Care paperwork as many residents are unwittingly causing the fly tipping by not checking where their waste is going. Every resident has a legal responsibility to do this and can face a fine if they do not have the correct paperwork and their waste ends up fly tipped. The Council's bulky waste collection service is also available to enable residents to dispose of their waste properly and is reasonably priced at £24 for 1-4 items and £34 for 5-8 items.

I understand that the Saturday Freighter Service was beneficial to some residents, however its usage had decreased significantly over the years and was therefore extremely expensive to operate. It cost over £55,000 per year and

our data indicated less than 5% of households actually used it. With regard to the cost being transferred to our cleansing team removing the fly tipping, this is certainly not the case as we only have two members of staff removing fly tipping and in the last quarter over 99% of fly tips were removed within 4 days and over 88% in 2 days. There has not been an increase in the resource required to collect fly tipping.

I hope this answers your queries and I hope you can understand our reasons for withdrawing the service. We have no intention to reinstate the service.

This letter has been forwarded to KALC who have passed it on to the area committee secretary and chairman. Awaiting a response.

**Item 9. Pre application Discussions, policy and procedure. DECISION**

**Pre Application discussions with the Boxley Parish Council Environment Committee.**

- Intending applicants who attend having given no notice, will be allowed up to 3 minutes to address members. This is Parish Council policy and the meeting will be adjourned to allow this. Once reconvened the applicant is unable to contribute unless asked a direct question by the chairman or committee member.
- Where sufficient advance notice has been given, details of the proposed application will be included on the agenda, but the same 3-minute rule will normally apply.
- If it is a request from or on behalf of a development company or if it is large-scale development then an agenda item may be included to allow fuller discussion between the developer and councillors.
- The would-be applicant may submit a draft plan to allow members to consider the proposal;

and, with prior arrangement, also use the parish council's projector if they wish to show photographs etc. to help their explanation.

- Members can ask questions to help the potential applicant resolve any concerns they may have, such as, for example, additional traffic, access and egress to the site, design, loss of privacy to neighbours, etc. Members are, however, asked to refrain from discussing in depth issues that would be the responsibility of the MBC Planning Department. For example, they can ask for sympathetic materials but will not normally discuss the exact materials that they would wish to see.
- Members will then be asked, where possible, to restrict their comments to one brief succinct statement about the proposed application. Where possible members are to refrain from repeating concerns already stated by other members. The chairman will then sum up the exchange.
- **Members will not be able to state whether they would support the proposed application. The parish Council's policy is that such a decision can only be taken when a formal planning application is received from the MBC Planning Department for comment.**
- NOTE: The Council has a policy that members will not take into account the personal circumstances behind a planning application. Councillors will work to the Planning Material document produced by the parish office.