



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 9 July 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 3-7).
4. **Matters Arising from the Minutes** (7.35)
 - 4.1 Minute 3125/4.2 Ancient Woodland and TPOs. Cllr Ivor Davies has been informed that the issue will be taken to the KALC/MBC meeting on 9 July 2018.
 - 4.2 Minute 3125/4.3 Boxley Road, Walderslade, KCC tree/verge maintenance. KCC is programming work to cur back vegetation from the lights (e-mail 27.06.18).
 - 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.
 - 4.4 Minute 3125/4.5 Fixed plate pedestrian crossing signs Grovewood Drive North. Will be installed in July/August.
 - 4.5 Minute 3125/4.6 Yellow lines at junctions along Provender Way. Junction names submitted to KCC. Paul Carter contacted 30/05/18 (chase e-mail 18.06.18).
 - 4.6 Minute 3125/4.7 Chatham Road Sandling new road layout. Work has commenced.
 - 4.7 Minute 3125/4.8 Litter bins. See report (page 7).
 - 4.8 Minute 3128/7.1 Speed bumps, Boxley Village. See report (page 7).
 - 4.9 Minute 3128/7.3 Parking hotline. Details sent to Maidstone KALC with a request that this is considered by the committee (e-mail 18.06.18).
 - 4.10 Minute 3128/7.5 Junction 3 M2. Helen Whately meeting with Highway England. See report (page 7).
 - 4.11 Minute 3218/7.6 Pothole app. County Councillor Carter contacted about the response received (18.06.18).
 - 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 (e-mail 18.06.18).
 - 4.13 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 (page 7).

6. **Planning Decisions, Appeals and Appeals Decisions - INFORMATION** (8.10)
See report (pages 7-10).
7. **Highways and Byways - DECISION** (8:20)
 - 7.1 Roundabout sponsorship. See report (page 10).
 - 7.2 Flooding in parish. See report (page 10).
 - 7.3 Drainage in parish. See report (pages 10-11).
 - 7.4 KCC programmed Tree Work. See report (page 11).
 - 7.5 MBC grounds maintenance, cutting regime. See report (pages 12-13).
 - 7.6 MBC Consultation on Dog Control Measures. See report (page 14).
8. **Franklin Drive Play Area.** (8.36)
The Heritage Culture & Leisure committee on the 3 July will be considering the recommendation to transfer the land to BPC. Installation date awaited from Gallaghers.
9. **Policy and Procedures - REVIEW** (8.40)
None.
10. **Members Reports - INFORMATION** (8.41)
To receive any reports or notification of issues from members.
11. **Volunteer Groups - INFORMATION** (8.46)
To receive any reports.
12. **Matters for Information – INFORMATION** (8.47)
To receive any reports.
13. **Items for Next Agenda - DECISION** (8.48)
Requests for items to be included on the agenda to be submitted no later than 6 August 2018. KCC Rights of Way Improvement Plan 2018 – 2028 Consultation. See report (page 14).
14. **Next Meeting** (8.50)
Next Environment Committee meeting 13 August at Beechen Hall commencing at 7:30pm.
15. **Enforcement and Section 106 updates from MBC** (8.51)
To receive any information.

Pauline Bowdery

Pauline Bowdery
Clerk to Boxley Parish Council

Date: 2 July 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 11/06/2018).

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

Supporting agenda papers for the Environment Committee Meeting 9 July 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 11 June 2018 at Beechen Hall, Wildfell Close, Walderslade commencing at 7.30 pm.

Present: Mrs Wendy Hinder (Chairman), Mrs A Brindle, Mr Bob Hinder, Mr D Hollands together with Mrs P Bowdery (Clerk)

1 **Apologies and absences**

Apologies accepted: Cllr Constable and Cllr Ivor Davies (Maid KALC meeting).
Absent: Cllr Clarke.

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

Cllrs Brindle, Bob Hinder and Wendy Hinder stated that they knew the applicant for 18/502214 but had not been lobbied.

3. **Minutes of the Meeting 14 May 2018**

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

4. **Matters Arising from the Minutes**

- 4.1 Minute 3110/4.1. Development Land Adjacent Wildfell Close. The update was **noted**. The parish council will be setting up a Working Group to take on responsibility for progressing the project. **No further action.**
- 4.2 Minute 3110/4.2 Ancient Woodland and TPOs. Cllr Ivor Davies will be bringing up the issue at the KALC meeting that he was attending. **Noted.**
- 4.3 Minute 3110/4.3 Boxley Road, Walderslade. The parish office had reported that the streetlights along the road were obscured by trees. **Noted.**
- 4.4 Minute 3110/4.4 Traffic Speeds, Boxley Road/Beechen Bank Road. Helen Whately MP has written to Neil Davies CEO Medway Council. **Noted.**
- 4.5 Minute 3110/4.6 Fixed plate pedestrian crossing signs Grovewood Drive North. Will be installed in July/August. **Noted.**
- 4.6 Minute 3110/4.7 Yellow lines at junctions along Provender Way. Junction names submitted to KCC. Response awaited from County Councillor Paul Carter. **Noted.**
- 4.7 Minute 3110/4.8 Chatham Road Sandling new road layout. The Chairman reported that the work already completed looked really good. **Noted.**
- 4.8 Minute 3113/12.2 Litter bins. Response awaited from MBC. Request made to Parks Department for better bins. **Noted.**
- 4.9 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.

5. **Planning Applications for Consideration**

18/502507/TPO - TPO Application for works to one Beech Tree - Reduce crown by 50%, crown thin remainder by 50%. Crown lifting by approximately 1 metre & reduction in width of the crown by approximately 3 metres at Fagus Close Walderslade. **Ratified** the Clerk's decision, after consulting members *Do not wish to object defer to landscape officer's views.*

18/502239/FULL – Proposed single storey side extension with internal alterations. Demolition of conservatory (Amendment to 16/505026/FULL) at Grove Green Road, Weaving. **Ratified**

the Clerk's decision, after consulting members *The Parish Council has no material planning reasons to object.*

18/5021456/FULL – Erection of a building to provide office accommodation to existing factory and creation of additional parking facilities at 33 Lordswood Industrial Estate, Gleamingwood Drive, Lordswood. **Ratified** the Clerk's decision, after consulting members *The Parish Council wishes to see the application refused. It is considered that the proposed car parking spaces, to serve the office accommodation, will create on and off site road safety issues. Future HGV and van deliveries to the site will have nowhere to park or wait and there appears to be insufficient turning provisions for HGVs. Close to the applicant's site is Revenge Road, which serves the main area of the Lordswood Industrial development, it is completely saturated with on-street car and van parking leading to a reduction in vision sight lines and dangerous conditions for pedestrians and drivers. This saturation has led to HGVs waiting and parking in the adjacent Badger Road which is residential.*

The loss of on site lorry and HGV parking will potentially force HGVs onto Gleamingwood Drive and Badger Road. If there is insufficient on-site HGV turning provision then vehicles will be forced to reverse onto Gleamingwood Drive which with its proximity to the Revenge Road and Badger Road junctions is unacceptable.

No mention is made of Section 106 funding to improve the local infrastructure yet there is an urgent need for improvements at the hazardous Lordswood Lane/Gleamingwood Drive junction. The parish council would like to apply for a Section 106 contribution towards highway improvements at the Gleamingwood Drive/Lordswood Lane junction.

18/502370/FULL Garage conversion & single storey side extension at Henley Fields, Weaving. **Ratified** the Clerk's decision, after consulting members *The Parish Council has no material planning reasons to object*

18/502560/TPO Application to Remove Any Deadwood, Any Crossing, Rubbing or Diseased Branches on T12, T13, T14 and T16 (Oaks) and T19 (Lime) and T23 (Beech) at The Medlars Maidstone. **Ratified** the Clerk's decision, after consulting members *Do not wish to object defer to landscape officer's views.*

18/502319/FULL - Variation of Conditions 2 and 4 of application MA/09/1280 (Change of use to children's indoor activity centre with alterations to the external appearance of the building and associated works including single storey extension to south-west elevation and car parking as shown on drawing nos. 09.03.01, 09.03.02, 09.03.03, 09.03.05 RevC, 09.03.06 RevC and 09.03.07 RevC received on 20th July 2009 and 09.03.09 Rev C and DHA/7215/01 RevA received on 11th August 2009). - To allow the use of the site as a children's gymnastics centre and to extend the opening hours to between 8.00am and 10.00pm at Units 30 & 32 Newnham Court Shopping Village Bearsted Road Weaving. **Ratified** the Clerk's decision, after consulting members *The Parish Council has no material planning reasons to object.*

18/502213/FULL - Retrospective construction of a detached Garage to the front of the property at The Firs Boxley Road Walderslade. **Ratified** the Clerk's decision, after consulting members *The Parish Council wish to see this refused for the following planning reasons:*

- *The structure has an adverse and unacceptable impact on the streetscene.*
- *The structure brings forward the build line on Boxley Road. There is concern that if is allowed this will set an unacceptable precedent in the area.*

The Parish Council considers that the right of the Borough Council to object or manage a planning application is seriously eroded by the legislation allowing retrospective planning applications.

If the Planning Officer is minded to grant permission then the Parish Council asks that the application is reported to the Planning Committee.

18/502715/FULL Loft conversion with front and rear dormers and extension of existing side dormer. Pine Lodge Boxley Road Walderslade.

The Parish Council has no material planning reasons to object.

18/502214/FULL Erection of a single storey rear extension to provide kitchen/family room, together with minor internal alterations. Camomile Drive Weaving.
The Parish Council has no material planning reasons to object.

18/502621/FULL Erection of a first floor dormer extension to existing double garage for general purpose loft room. The Spinney Walderslade. Cllrs Brindle and Hollands led the consideration of the planning application.

The parish council wishes to see this refused and reported to the Planning Committee for the following reasons:

- *The development, due to its mass and size will not be subservient to the original or adjacent dwellings.*
- *The design of the structure will have an adverse impact on the character of the close.*
- *There will be an adverse impact on the current street scene due to the infilling of the space between the existing two properties.*
- *It is considered that it will have a detrimental impact on the adjacent property due to loss of light.*
- *It is considered that properties to the rear of the development will have a loss of privacy, with potential overlooking of habitable rooms from the steps.*
- *The height and design of the access steps are considered unacceptable. The metal design is out of keeping with the character of the close.*

18/502525/FULL Demolition of conservatory and erection of a two storey side extension and a rear single storey addition. Grove Green Road Weaving.
The Parish Council has no material planning reasons to object.

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.

18/502733/FULL Proposed single storey rear extension, with rooflights and insertion of window at ground floor level. Fagus Close Walderslade.
The Parish Council has no material planning reasons to object.

18/502880/TPO/PAHE TPO Application to T1 Oak - (1) Remove epicormic growth from main stem up to crown break. Reason: To control the development of the lower canopy so as to improve light to the garden and house. (2) Evenly thin throughout canopy by up to 20% of foliar volume, to be achieved through the removal of branches <100mm dia., maintaining an even distribution and balance of internal growth with branch ends. Reason: To promote the development of an open and balanced branch structure and improve light to the garden and house. (3) Crown lift the eastern and western canopy to up to 9m over ground level, through the removal of pendulous secondary growth only. Reason: To create a balanced lower canopy and improve light to the garden and house. Lombardy Drive Grove Green.
Do not wish to object defer to the views of the Landscape Officer.

18/502630/FULL Minor material amendment to condition 1 of application 17/503510/REM (Approval of Reserved Matters for Access, Appearance, Landscaping, Layout and Scale following Outline Approval for 13/1687 [An outline application with all matters reserved for future consideration for a new 12 court sports hall and ancillary accommodation.]) to include

alterations to scale and layout of entrance/changing areas, and additional ancillary accommodation at first floor level. Valley Park Community School Huntsman Lane.
The Parish Council has no material planning reasons to object.

6. **Planning Decisions, Appeals and Appeals Decisions**

- 6.1 STEM School Public Inquiry. Cllr Bob Hinder had given a verbal report at the parish council meeting. **Noted.**
- 6.2 Outstanding Appeal Decision for Forge Lane and the Pump House, the Clerk reported that there was still no decision dates shown on the Planning Inspectorate website. **Noted.**

7. **Highways and Byways**

- 7.1 Speed bumps Boxley Village, petition for their removal. Response still awaited from KCC Highways. Cllr Hollands reported that the speed of vehicles going through the village had definitely increased and concerns were raised about how residents might be able to safely exit their properties. **Noted.**
- 7.2 Roundabout sponsorship. The Clerk was asked to chase for a response. **Action: Clerk.**
- 7.3 Parking Hotline. The report on Medway Council's enforcement of parking regulations through a hotline was **received** and **noted**. Maidstone KALC Committee to be approached to see if they would consider making the suggestion for a similar scheme to MBC. **Action: Clerk and MKALC reps.** If not taken up by MKALC then the issue to be referred to Maidstone Joint Transport Board. **Action: Clerk.**
- 7.4 Flooding in parish. Lengthy discussion took place on the recent flooding and whilst rainfall had been excessive the same areas were always effected. It was **agreed:**
 - "Liable to flooding" signs would be requested for the Boxley Road/Longwood Close area.
 - A copy of the drain inspection/cleaning schedule would be obtained.
 - Concern was raised that areas liable to regular flooding were not being considered for remedial road works to stop or control the problem. The concerns are to be taken to Maidstone Joint Transport Board. **Action: office.**
- 7.5 Junction 3 M2. Helen Whately MP is arranging a meeting with Highway England, probably early June, about plans to tackle congestion. **Noted.**
- 7.6 Pothole App. KCC's response that its website was mobile device friendly was **noted**. Members were disappointed that an app was not being considered as reporting issues via the KCC website was very time consuming and it was thought that this put people off. KCC to be asked to reconsider. **Action: office.**

8. **Franklin Drive Play Area.**

The donation from Gallagher's for the play equipment has been received and the equipment has been ordered with a delivery date approx. first two weeks of July. **Noted.** The Clerk was asked to contact Gallagher's about the installation date as the Chairman wanted it installed before the school holidays. **Action: Clerk.**

9. **Policy and Procedures**

None submitted for consideration.

10. **Members Reports**

None submitted for consideration.

11. **Volunteer Groups**

Cllr Bob Hinder reported that a meeting of Friends of Boxley Warren was being arranged.

12. **Matters for Information**

- 12.1 School KIMS site. Concern was raised about the potential extra traffic should another school be built at the site. Helen Whately MP to be written to about the site being referred to as in Bearsted when in fact it was Weaving and thus in Boxley Parish and Boxley Ward. **Action: office.**
- 12.2 M2 Junction 5 Improvements. Report on another consultation **received** and **noted**.

13. **Items for Next Agenda**

None submitted for consideration.

14. **Next Meeting**

Next Environment Committee meeting 9 July at Beechen Hall commencing at 7:30pm.

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

None submitted for consideration.

Meeting closed at 8.40 pm.

Item 4 Matters Arising from the Minutes

4.7 Litter bins. MBC Parks department have referred the issue back to the Cleansing Department but "have requested he consider changing all open top bins to higher capacity covered style and re-siting the bin further from the residents in Teasel Close. He has the maps & photos and will look at improving this soon". The office will monitor the issue as the original complaint was sent to the Cleansing Department but they stated it wasn't their responsibility. The resident who reported the issue initially has been kept informed.

4.8 Speed bumps, Boxley Village. Due to KCC's request that the parish council gives an opinion on whether the speed cushions within the village should be reinstated a letter drop was arranged for all properties within the two north and south pinch points and also Styles Lane (52 properties). The letter explained that councillors would like to hear whether the villagers wanted the cushions reinstated or not.

37 responses were received of which 78.5% wanted the speed cushions reinstated. Members were informed of the figures and asked to consider a suggested response to KCC that requested the reinstatement of the speed cushions.

4.10 Junction 3 M2. Helen Whately meeting with Highway England update received

"Regarding the meeting with Highways England officials last week, Helen shared copies of the submission that the Parish Council left with her (through Bob) some months ago. They advised that they are in discussions with KCC about the problems around Jn 3, and that councils including KCC have put forward submissions for funding from the Major Road Network Fund which include alleviating traffic at this junction. The Department for Transport will make an announcement later this year about successful bids.

Helen is writing a follow-up letter to HE and will share their response with you, but I hope the above gives you a good steer."

Item 5 Planning Applications for Consideration - DECISION

18/503390/FULL Erection of new detached garage. Chesterfield House 1 Longwood Walderslade ME5 9JG. Deadline 23 July 2018

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. 23 Silver Tree Close Boxley ME5 9ST Deadline 19 July 2018.

18/503239/FULL Conversion of redundant stables to dwelling with associated landscaping and car parking. Boarley Farm Boarley Lane Sandling ME14 3BS Deadline 18 July 2018

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

Item 6 Planning Decisions, Appeals and Appeals Decisions - INFORMATION

Appeal decision. APP/U2235/W/17/3191553 **Land to the north of Street Farm Cottages, Boxley. Refused and RBT application for costs refused.**

Summary "For the reasons above the proposal would conflict with the aims of the development plan as a whole. There are no material considerations that lead me to conclude that a decision should be made contrary to the development plan. Therefore the appeal is dismissed."

Appeal Ref: APP/U2235/W/18/3194811 **The Pump House, Forstal Road,**
Decision

1. **The appeal is allowed** and planning permission is granted for change of use of store to 2 x dwellings, 2-storey rear extension to provide 1 x dwelling (3 dwellings total); Provision of external stair cases to 3 x dwellings, new door way to lower ground floor (front elevation) and raising roof height of store) to increase the floor area of the dwellings at The Pump House, Forstal Road, Aylesford ME20 7AH in accordance with the application Ref 17/504947/FULL, dated 25 September 2017 without compliance with condition number 2 previously imposed on planning permission Ref 15/503845/FULL, dated 16 October 2015 and subject to the conditions in the attached schedule.

Medway Planning application - MC/18/0556 - **Gibraltar Farm, Ham Lane, Hempstead, Gillingham.** Clerk's note: The renewal was agreed, report given below, Medway Council does however own a piece of land that appears strategic to the development. The applicant has attempted to purchase this land but it is understood that Medway Council refused to sell it, an appeal was made to a Government Body which could have forced Medway Council to sell the land but this was not successful.

On 10 July the Medway Council Cabinet is again considering the sale of the land. The parish office, after discussion with the Chairman Wendy Hinder and because of the committee's previous objections to the planning application has sent a lobbying letter to the Medway Cabinet asking them not to sell the land.

Meeting of Planning Committee, Wednesday, 6 June 2018

*Clerk's note: KCC Highways did not respond to this planning application and no decision letter has been posted on the Medway Council website. From the information given below it looks like the contribution to improvements at the Lordswood Lane/ Gleamingwood Drive junction has **NOT** been carried forward.*

Lordswood and Capstone

Outline application with some matters reserved (appearance, landscaping, layout, scale) for construction of up to 450 market and affordable dwellings with associated access, estate roads and residential open space (Renewal of Planning Permission MC/14/2395).

Minutes:

Discussion:

The Head of Planning outlined the planning application in detail and reminded the Committee that an application for 450 dwellings at this site had been considered by the Planning Committee on 16 December 2015 and, at that time the Committee had determined that the application be refused. However, the applicant had appealed this decision and, following a Public Inquiry, the decision of the Committee had been overturned by the Secretary of State on 6 March 2017 following a recommendation by the Planning Inspector. Details of the reasons for the Secretary of State's decision to allow the appeal and grant planning permission was set out within the report.

The Head of Planning informed the Committee that upon receipt of the appeal decision, Officers had met with Counsel to assess the potential of judicially reviewing the appeal decision but it had been decided that there were no grounds on which the decision could be challenged. The advice of a second Counsel had supported this view.

The Committee was advised that the current application related to means of access with details relating to appearance, landscape, layout and scale all being reserved for future consideration.

The Head of Planning therefore advised the Committee that in the light of the above, in his opinion, there were no planning grounds upon which the Committee could refuse this planning

application. To refuse the current planning application would likely result in a further appeal and a public inquiry and should the Council lose again, it would be required to pay significant costs. In the meantime, the applicants could progress a reserved matters planning application based on the planning permission held under MC/14/2395.

With the agreement of the Committee, Councillors Jarrett and Wildey, who had submitted a further letter of objection, details of which were set out on the supplementary agenda advice sheet, spoke on this planning application as Ward Councillors and expressed the following concerns:

- *Should the application be approved, the proposed Section 106 funding for the Great Lines Heritage Park should be redirected to Capstone Farm Country Park.*
- *The proposed development will cause harm to the vista from Hempstead to Lordswood and will destroy an area of locally valued landscape.*
- *The development will be harmful to the health and well-being of residents living in the area.*
- *There is no Section 106 contribution towards the highway network to take account of the impact that the development will have upon the highway network.*
- *The buffer zone of 15m is inadequate taking into account that the buffer zone recommended at Lodge Hill had been 200m.*
- *The applicant does not have access to the land.*
- *The application is premature in advance of consideration of consultation on the Medway Local Plan.*
- *Recent rainfall has adversely affected verges in Ham Lane which would be a road providing emergency access to and from the application site. In addition, this road frequently has abandoned vehicles in it and fallen trees across it and this would hamper emergency vehicles getting to and from the application site.*
- *To develop fields will result in flooding.*
- *Capstone valley is essential as a green space and for air quality.*

The Committee discussed the planning application in detail noting the concerns expressed by Ward Councillors.

The Committee was mindful of its previous decision to refuse this planning application but that this decision had been overturned at appeal by both a Planning Inspector and the Secretary of State. Therefore, although the Committee remained unsupportive of development of this site, it considered that it had no alternative but to approve the application based on the fact that the principle had already been established through the appeal process.

The Head of Planning referred to the width of the proposed buffer zone and explained that at Lodge Hill, the 200m buffer zone had been recommended in recognition of the need to protect ground nesting birds from cats. However, this did not apply in the case of this particular application and therefore the Planning Inspector had set a 15m buffer zone.

In response to the request by Ward Councillors for the funding towards Great Lines Heritage Park to be re-directed towards Capstone Farm Country Park, the Head of Planning advised that if this was supported by the Committee as the applicants had already agreed this funding, he was of the opinion that they would not object to a change to the site which would benefit from the contribution.

Decision:

Approved subject to

- a) *The applicants entering into agreement under Section 106 of the Town and Country Planning Act to ensure:*
 - i. *a minimum of 25% affordable housing equating to 112 dwellings.*

- ii. £411,840.00 towards Nursery provision
 - iii. £1,010,880.00 towards primary education
 - iv. £1,022,580.00 towards secondary education
 - v. £269,100.00 towards Sixth Form
 - vi. £73,514.08 toward waste and recycling
 - vii. £305,760.04 towards Open space (sports, allotment and park improvement)
 - viii. £56,227.5 towards the Capstone Farm Country Park (£51 per person – 2.45 persons per home on average)
 - ix. £35,653.00 towards improvement and new wearing course for PROW R24, RC25 and RC29
 - x. £212,133.32 towards public transport (measures to improve evening service, Sunday service and diversion).
 - xi. £221,312.60 toward the improvement of local doctor surgeries.
 - xii. £108,374.50 (£239.61 per dwelling plus £550 monitoring costs toward Habitats Regulations (mitigation against Wintering Birds)
 - xiii £64,655.88 towards community facilities.
- b) *Conditions 1 -30 as set out in the report for the reasons stated in the report. Clerk's note: these do not include any contributions to any infrastructure in the parish.*

Item 7 Highways and Byways - INFORMATION

7.1 Roundabout sponsorship. KCC has been contacted. A response is awaited from the officer responsible for permission etc. A reminder was sent 30 May.

7.2 Flooding.

- Boxley Road near junction Longwood. Signs have been requested. A request for an investigation into the need for remedial work in addition to drain clearance has been made.
- The Street, Boxley Village. KCC website states 18.06.18 *Enquiry under investigation.*
- Cossington Lane/Brownlowe Copse, properties were flooded. KCC website states 18.06.18 *Enquiry under investigation.*
- Impton Lane at the junction of Cinnabar Close. KCC website states 18.06.18 *Works being programmed.* Further investigation identified that the work scheduled was 3 gullies will be cleaned out and jetted. This does not deal with the issue of the road layout causing a problem.
- Boxley Road/Travertine Road junction. KCC website states 18.06.18 *Works being programmed.* Cleaning of local drains and the soakaway appears to be programmed work.

7.3 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.

A Freedom of Information request concerning the drain cleaning schedule and work undertaken, for the past 36 months, was submitted 18 June 2018. Clerk's note. When the information is received it is important to check whether the website statement of an annual check being undertaken is correct as an officer verbally informed the Clerk that it is actually every two years.

With members permission MJTB will be contacted after the drainage information is received.

7.4 Programmed tree work (e-mail 11.06.18). Work completed by mid August

FORESTDALE ROAD, Walderslade. Tree Hornbeam. Growing close to property on corner of Fagus close
Prune back from property by 2m (Structure interference (Tree))

NEW CUT ROAD, Grove Green. Trees Ash. Rear of properties in Granary Close, Grove Green near lamp column KNAF019.
Tree Whitebeam. Prune back to clear rear boundary wall by 1.5 m (Structure interference (Tree)).

NEW CUT ROAD, Grove Green. Corner by garage at property in Wheatfields and backing onto properties at Wheatfield.
Tree Birch, silver.
Twin stemmed from two metres prune back from property to give 2m clearance (Structure interference (Tree)). (e-mail 26.06.18).
Cherry plum, purple leaf Ivy bound malus - fell by dismantle.

TIMBER TOPS, Lordswood. Hornbeam Multi stem medium prune back from property by 2m (Structure interference (Tree))
Oak Remove deadwood (Deadwood)

General shrub works for Lordswood and Walderslade request for timeline for work. Response from KCC

"Galena Close and Impton Lane are scheduled for the month of July, although our contractor has been slightly behind their predicted dates so these shrub works may come later. (Please note that not all shrubs in Boxley are to cut during this period with some due for works as late as November)".

7.5 MBC grounds maintenance, cutting regime. To consider the current 'close cut' regime operated by MBC. E-mail from a member of the public (21.06.18).

"I am not certain to whom this should be addressed whether to MBC or Boxley Parish Council but I really felt I could not remain silent regarding the mowing at Grove Green Estate.

Today when I drove along the road leading to the Tesco supermarket the wide grassed area to the left was full of the most beautiful wild flowers including poppies and a contractor was mowing a wide strip along the edge of the road. I remarked to John (my husband for those who don't know) that this was the way it should be done. The

strip showing that the area was properly cared for but with due regard for the natural environment, bio-diversity and the beauty of the wild flowers. When we had shopped imagine my dismay to see not a wildflower in sight and the entire area mown to within an inch of its life.

I personally feel this is criminal when we have a recognised and catastrophic decline in both flora and fauna nationally, Kent is one of the worst areas in the UK and Maidstone one of the worst areas in Kent. There is a wonderful opportunity for this Ward in Maidstone by changing its hitherto drastic mowing regime, not just here but also along New Cut Road, to lead the way in what is now recognised as a more sympathetic and wildlife supportive method of grounds maintenance - something that is now being pursued at both national and international level such is the concern about the catastrophic decline in insect life in particular.

Although I am also a councillor and majoring this year on biodiversity at the Heritage, Culture and Leisure Committee, in this instance I am writing as a Maidstone resident who saw something of beauty which was 'balm to the soul' in our urban environment only to see it thoughtlessly destroyed half an hour later".

Clerk's note: The following article was recently in The Times. Cllr Wendy Hinder has asked members give thought to writing to MBC about amending its maintenance regime to allow for wild meadows on verges. She has suggested that a one metre width is cut immediately adjacent to footways and the rest is allowed to be wild. KCC has designated some of its verges as Nature Reserves.

A roadside massacre of rare wild treasures

Road verges would scarcely matter within the conservation big picture if all was well for our wildlife, but they do, increasingly. In many districts, and even whole counties, verges, cuttings and embankments are vital reservoirs for wildflowers and associated animal life, which have been lost from farmland. Almost everywhere verges play an important role in linking isolated patches of habitat and assisting dispersal and colonisation.

Roadsides often support spectacular verge floras that can delight travellers (even white van man hurrying home to World Cup football) and

we all need a regular dose of nature's beauty. One difficulty is that it is hard to arrest natural succession. Another is that inappropriate management will ensure that colourful flowerings of trefoils, vetches and orchids will be lost to flowerless grassland. A further problem is the amount of nitrogen fertilisers that roadside plants receive, primarily through nitrous oxide from vehicle exhausts and atmospheric nitrogen deposits.

The wildflower charity Plantlife is organising a petition to rationalise the management of our verges. It points out that 45 per cent of flora grows along verges, including about a hundred of our rarest and most vulnerable plants, like the weird and wonderful manikin-like flowers, and the oriental-looking crested cow-wheat. Plantlife believes there could be a win-win for cash-strapped authorities and for wildlife, without jeopardising health and safety.

The charity has produced a Good Verge Guide, which states that early and frequent cutting reduces plant diversity by

encouraging coarse grasses and other vigorous plants such as cow parsley, which then require more cutting. The guide argues that it is best to cut once, between mid-July and late September. Earlier cutting destroys attractive summer flowers such as betony, field scabious, knapweeds and orchids.

One problem is the type of machinery favoured: the flail cutter, which pulverises invertebrates and small mammals and deposits a mulch which inhibits wildflower seeding and encourages thuggish grasses. The operators take pride in cutting as close to the ground as possible, which is extremely damaging. The old-fashioned reciprocal cutter blade is infinitely less harmful. Ideally, Plantlife says, cuttings could be used as hay, biomass, or a source of wildflower seed.

Road verge management falls on various national and local authorities. Dorset county council has saved more than £100,000 since 2014 by adopting wildlife-friendly cost-cutting practices. My own local authority, conversely, offers over-manicured verges juxtaposed with an alarming frequency of unrepaired potholes, suggesting budget prioritisation issues. Perhaps some authorities are locked into expensive long-term verge-cutting contracts.

Radical change is needed. It may



The oriental look of crested cow-wheat

arrive when funding is required for the mass felling of roadside ash trees afflicted by ash dieback. Meanwhile, readers who feel strongly may wish to sign Plantlife's petition.

- 7.6 MBC Consultation on Dog Control Measures. Clerk's note. This consultation was sent out on community alerts and also placed on the parish council's website and Facebook.

The areas MBC has identified for the control measures do not include any open space or play area managed by a parish council or voluntary group. The penalties can only be issued by an authorised officer but their numbers are likely to be small. Whilst a parish council can create bye-laws this is costly and it is therefore suggested that the parish council approaches MBC requesting:

- MBC voluntarily includes in its bye-law parish council and volunteer run play areas and open spaces.
- MBC supports the creation of authorised officers/personnel to issue penalty tickets; Clerk's note: this might not be possible but if the principle is agreed by MBC then the option is open for local appointments, training would be involved.

Cllr Harwood also submitted the following idea

Because of its particular unpleasantness and the scale of the problem I have suggested that those individuals who irresponsibly discard bagged dog mess be formally subject to a double fine (1x for dog fouling and 1x littering). It might be worth the Parish promoting such a course?

"Maidstone is home to thousands of the responsible dog owners who exercise their pets across the borough. In addition our parks and open spaces also attract dog owners from further afield. Unfortunately not all dog owners are responsible and it has long been felt that irresponsible dog ownership is not limited to whether an owners cleans up after their dog.

Last year we consulted residents about the possibility of introducing measures to combat irresponsible behaviour, we are now seeking views on the specific measures we are looking to introduce.

The proposal seeks to make the following behaviours offences under the Anti-social behaviour Crime & Policing Act 2014:

- failing to put a dog on a lead when directed to do so by an authorised officer
- failing to pick up after your dog
- failing to exclude dogs from children's play areas and crematorium grounds
- failing to keep dogs on leads at the cemetery

Please help us by completing our short survey and letting us know what you think of the proposals. [Click here to start the survey](#)

The survey should take around 7 minutes to complete. Survey closes: 19 August 2018

The information provided by you in this questionnaire will be used for research purposes. It will not be used in a manner which would allow identification of your individual responses. Anonymised research data will be published on <http://www.maidstone.gov.uk> in line with current data sharing practices.

If you any questions about the consultation or would like a paper copy of the survey please email: consultation@maidstone.gov.uk"

Item 13. Items for Next Agenda- DECISION

KCC Rights of Way Improvement Plan 2018 – 2028 - Invitation to Join (e-mail 21.06.18).

This consultation closes on 12 September 2018

Have your say

The vision of the Rights of Way Improvement Plan is to provide a high quality, well maintained Public Rights of Way network, that will support the Kent economy, encourage active lifestyles and sustainable travel choices, and contribute to making Kent a great place to live, work and visit.

The plan set out our vision for the Rights of Way network and how we will work towards delivering this over the next 10 years. We would like your views on the [Rights of Way Improvement Plan 2018 – 2028](#) to ensure that it meets the needs and expectations of Kent residents.

Clerk seeks guidance on whether members wish to have this placed on the next agenda to formulate a response?