



BOXLEY PARISH COUNCIL
www.boxleyparishcouncil.org.uk

Beechen Hall, Wildfell Close, Walderslade, Chatham, Kent. ME5 9RU
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Clerk Mrs Daniela Baylis **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 14th October 2019 at 7.30 pm** at Beechen Hall, Wildfell Close, Walderslade ME5 9RU.

- 1 **Apologies and absences**
To receive and accept apologies for absence.
- 2 **Declaration of Interests, Dispensations, Predetermination or Lobbying**
Members are required to declare any interests, dispensations, predetermination or lobbying on items on this agenda. Members are reminded that changes to the Register of Interests should be notified to the Clerk.
3. **Minutes of the Meeting held on 9 September and 7th October (to follow) 2019**
To consider the minutes and if in order sign as a true record (page 3-6)
4. **Matters Arising from the Minutes**
 - 4.1 Minute 3268/4.2 Junction 3 M2. Waiting Government response to 10 MPs request for action on local infrastructure. Cllr B Hinder to contact MP.
 - 4.3 Minute 3268/4.5 Land to rear of Tesco. Bob Hinder to contact Helen Whately MP an update will be provided at the meeting.
 - 4.4 Any other matters arising from the minutes not on the agenda.

To adjourn to allow members of the public to address the meeting

5. **Planning Applications for Consideration – DECISION**
To consider applications received. See report (page 6).
6. **Planning Decisions, Appeals and Appeals Decisions – INFORMATION**
To receive and consider any information. See report (page 6-16).
7. **Highways and Byways - DECISION**
 - 7.1 Speeding and speed reduction measures – update
 - 7.2 Commissioning of a traffic report for all the problem areas in Boxley Parish (Page 16-17)
 - 7.2 To consider any issues raised at the meeting.
8. **Policy and Procedures – REVIEW**
None scheduled for review.
9. **Members and Officer's Reports**
 - 9.1 To receive any reports or notification of issues from members.
10. **Consultations**
11. **Volunteer Groups – INFORMATION**

To receive any reports.

12. **Items for Next Agenda – DECISION**

Requests for items to be included on the next agenda.

13. **Next Meeting**

Next full Environment Committee meeting 11 November 2019 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. **Enforcement and CIL/Section 106 updates from MBC**

To consider any updates received.

Daniela Baylis

Daniela Baylis
Clerk to Boxley Parish Council

Date: 7 October 2019

Supporting agenda papers for the Environment Committee Meeting 9th September 2019. 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 meeting held on 9th September 2019 and 7th October 2019 (to follow) - DECISION

Minutes of the Environment Committee on Monday 9 September 2019 at Beechen Hall, Wildfell Close, Walderslade commencing at 6.00 pm.

Present: Mrs A Brindle (Chair), Mr I Davies, Mrs P Huntingford, together with Mrs D Baylis Clerk.

1 Apologies and absences

Apologies received from: Cllrs W Hinder, B Hinder, Ms L Clarke, J Willmott and Mr D Hollands

2. Declaration of Interests, Dispensations, Predetermination or Lobbying

None

3. Minutes of the Meeting 2 September 2019

The minutes were agreed subject to amendment.

4. Matters Arising from the Minutes

4.1 Minute 3268/4.2 Junction 3 M2. 10 MPs request for action on local infrastructure. Cllr B Hinder to contact MP. Deferred in the absence of Cllr Hinder

4.2 Minute 3268/4.3 Litter bin New Cut Road. Clerk awaiting responses to enquiries.

4.3 Minute 3268/4.5 Land to rear of Tesco. Deferred.

4.4 Any other matters arising from the minutes not on the agenda

Minute 3286 Item 13, request for MBC and KCC maintenance schedules. A response had been received from MBC and the Clerk and Cllrs B and W Hinder had been invited to a meeting to view the schedules.

Minute 3285 - **19/503943/FULL - Downs View Farm Pilgrims Way Boxley**

Maidstone Kent ME14 3EB Demolition of 2no. existing commercial portal-framed buildings, removal of existing hardstanding across the site and construction of a replacement building for office use, with associated parking and landscaping. A neighbouring resident had written to the Parish Council requesting that they look into making Styles Lane one way. It was decided that in the view of the Committee this would not be possible and that the matter should be referred to the Highways department at MBC.

To adjourn to allow members of the public to address the meeting.

No members of the public present.

5. **Planning Applications for Consideration**

19/504002/FULL – Abbey Court Farm, Lidsing Road, Lidsing, Gillingham, ME7 3NL

Conversion and single storey extension to existing agricultural building to form a single residential dwelling with associated parking and amenity space (Amendment to 18/506686/PNQCLA)

Boxley Parish Council response: Boxley Parish Council has no material reason to object to this application

19/50303845/FULL – 6 Pinewood Drive, Boxley, ME5 8XU

Creation of a dropped kerb

Boxley Parish Council response: Boxley Parish Council has no material reason to object to this application

19/504340/TPOA – 9 Round wood close, Walderslade, ME5 9UL

TPO application to fell one oak tree

This was deferred as no documents were available on the MBC website. The Clerk would circulate them to members once received.

19/503836/TPO – Tree Preservation Order application: T1/2 – reduce maple trees from approx. 50 feet to 25 feet. T3 – reduce maple tree from approx. 35 feet to 15 feet, to previous cut points. T4 reduce maple tree (approx. 20 feet tall) by approx. 6-8 feet, to be clear of cctv camera. T5 – hornbeam – remove 2 lower limbs growing towards the main building at Alexandra Hospital, Impton Lane, ME5 9PG. Deadline: 24 September 2019.

Boxley Parish Council response: Boxley Parish Council do not wish to object, defer to the view of the Landscape officer

19/504400/FULL – Removal of condition 2 to application 17/503989/FULL for replacement of existing temporary structure with a two-story portable cabin to provide additional storage space and a conference room for The Veterinary Hospital at Newnham Court Veterinary Group, Newnham Court Farm, Bearsted Road, Weaving ME14 5EL. Deadline 27 September 2019.

It was decided to make no response to this application.

Planning Applications for Ratification.

The planning responses made were ratified.

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

The Planning decisions on the Agenda were noted.

18/503492/OUT Land at Junction of New Cut Road and Bearsted Road, Weaving

Outline application for erection of a care home (Use Class C2) with access to Bearsted Road including landscaping, parking and associated works. Matters of appearance, landscaping, layout and scale are reserved for future consideration.

This was deferred as it requires a detailed response and members wished to do further research.

7. **Highways and Byways**

7.2 To consider any issues raised at the meeting

Daffodil Bulbs – it was agreed to spend £50 on bulbs and plant more into the areas already planted to increase density and look for other sites suitable for planting.

8. **Policy and Procedures**

None scheduled for review. **Noted.**

9. **Members and Officer’s Reports**

9.1 To receive and reports or notifications of issues from members.

Cllr Brindle had bought along a copy of the information she’d received at a recent planning training event.

10. **Planning Training from MBC**

Members would contact the Clerk for booking if they were interested.

11. **Consultations**

2 invitations for consultation from KCC had been received. The drainage and planning policy statement was considered to need expert knowledge beyond the scope of the Councillors present.

The Flood Investigation Reporting Policy consultation was noted.

12. **Volunteer Groups**

No reports submitted.

13. **Items for Next Agenda**

Requests for items to be included on the agenda to be submitted no later than 1 October 2019.

Noted.

14. **Next Meeting**

Next Environment Committee meeting 7th October 2019 to follow the Main Council meeting at St Johns School, ME14 5TZ commencing at 7.30pm.

Meeting closed 8.40pm.

Signed as a correct record of the proceedings.

Chairman Date

Item 5 Planning Applications for Consideration - DECISION

19/504715/FULL – 4 Abbey Court Cottages, Boarley Lane, Sandling

Erection of a two storey side and rear extension with 1 no. roof light to the front and 2 no. roof light to the side.

19/504813/FULL – Pollyfields Farm, Scragged Oak Road, Detling

Erection of a 3 bay garage with first floor home office and creation of a turning circle to improve access. (resubmission of 19/501286/FULL)

The original application was refused. The buildings are within Boxley Parish but the access is in Detling. Last time we submitted a neutral comment as the access road was in Detling.

19/504646/FULL – Boarley Paddocks, Boarley Farm, Boarley Lane, Sandling

Construction of a new access to Boarley Lane

19/504809/FULL – 3 Abbey Court Cottages, Boarley Lane, Sandling

Erection of a two storey side and rear extension

19/504641/FULL – Court Lodge Farm, The Street, Boxley

Replacement window

19/504642/LBC – Court Lodge Farm, The Street, Boxley

Listed building consent for a replacement window

19/504856 – Bassetts, Grove Green Road, Weavinging

Erection of front porch

Item 6 Planning Decisions, Appeals and Appeals Decisions

DECISIONS

18/506656/FULL - Popesfield Bearsted Road Weavinging Kent

Submission of Details to Discharge Condition 5 - External facing materials subject to 18/506656/FULL.

The Council hereby **APPROVES** the detail(s) reserved by the Condition(s) as listed above

Boxley Parish Council made no comment

19/504155/PNEXT - 21 Timber Tops Boxley Kent ME5 8XF

Prior notification for a proposed single storey rear extension which: A) Extends by 4 metres beyond the rear wall of the original dwelling. B) Has a maximum height of 3.05 metres from the natural ground level. C) Has a height of 2.35 metres at the eaves from the natural ground level.

The Council hereby confirms that **Prior Approval** is **NOT REQUIRED** for the above for the following Reason(s):

- (1) Under Schedule 2, Part 1, Class A(g) and A.4(7) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), the prior approval of the Council is not required in this instance.

Informative(s):

- (1) Schedule 2, Part 1, Class A, paragraph A.3 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended) requires that development permitted by Class A must be subject to the following condition:

The materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwelling house

Boxley Parish Council made no comment

19/503769/FULL - 18 Goldstone Walk Boxley Chatham Kent ME5 9QB

Single storey side extension and garage conversion.

The Council hereby **GRANTS** planning permission subject to the following Condition(s):

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission;

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

- (2) The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan; Existing Block Plan; Proposed Block Plan; NLC/07/19/1; NLC/07/19/2; Tree Information Dated 29.07.2019.

Reason: To clarify which plans have been approved. (3) The materials to be used in the construction of the external surfaces of the alterations hereby permitted shall match those used in the existing building.

Reason: To ensure a satisfactory appearance to the development.

Informative(s):

- (1) Adjacent trees should be protected from damage during the course of the development works hereby permitted in accordance with the current edition of BS3998. Any damage which occurs as a result of poor arboricultural practice and which affects the structural stability and/or health and longevity of adjacent trees may result in legal action against you

Comment: Boxley Parish Council have no material reasons to object

19/503778/TPOA - 18 Spenlow Drive Boxley ME5 9JT

Tree Preservation Order application - One Hornbeam - fell because of excessive shading, gigantic size and low amenity value. Replant with one standard hornbeam in same position.

Following consideration of your application the Local Planning Authority has **REFUSED CONSENT** under Tree Preservation Order Number 1 OF 1969 for the tree work referred to above. The grounds for such refusal are:

- (1) The Council considers that the Hornbeam tree (growing within the rear garden of No. 18 Spenlow Drive) makes a positive contribution to local landscape/sylvan quality and amenity. The proposed felling works would be to the detriment of those attributes. The application is not supported by any arboricultural evidence to suggest that the tree presents a current, identifiable hazard or that it is reasonable to fell trees of perceived amenity on the grounds of shading.

Therefore, the Council does not consider that the reasons and supporting evidence for the proposed works are sufficiently robust to outweigh the loss of amenity that would result, which would be to the detriment of the sylvan character and amenity of the area and would therefore be contrary to policies intended to confer protection to trees and tree cover, specifically Maidstone Borough Local Plan October 2017, Policy DM Maidstone Landscape Character Assessment (March 2012 amended 19 July 2013) and Supplement (2012-Saved Sections of the Landscape Character Assessment and Landscape Guidelines 2000) together with Government Policy: Planning Practice Guidance; Tree Preservation Orders and trees in conservation areas.

Boxley Parish Council did not comment on this application

19/503782/SUB - Popesfield Bearsted Road Weaving Kent

submission of details to Discharge Condition 26 (Surface Water Management) Subject to 18/506656/FULL

The Council hereby **APPROVES** the detail(s) reserved by the Condition(s) as listed above.

Boxley Parish Council did not comment on this application

19/503744/NMAMD - The Nursery Dunn Street Bredhurst Gillingham Kent ME7 3ND

Non-material amendment: Move Plots 1 + 2 Forward; Move Plots 1 + 2 Garages to other end; Add conservatories to Plots 1 + 2 behind garages (relates to original application ref: 17/502100/FULL).

The Council hereby **REFUSES** the modification of the planning obligation identified above for the following Reason(s):

- (1) The proposed amendments involve changes that would have a greater impact on the character of the surrounding area including the AONB and, for these reasons, the changes are material and a fresh planning application is required

Boxley Parish Council did not make a comment on this application and this decision is for information

19/503636/FULL - School House The Street Boxley Maidstone Kent ME14 3DX

Erection of a single storey rear extension to replace an existing rear extension.

The Council hereby **GRANTS** planning permission subject to the following Condition(s):

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission;

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- (2) The development hereby permitted shall be carried out in accordance with the following approved plans: 2675(08)001 Rev A; 2675(02)001; 2675(02)002 Rev A; Design, Access and Heritage Statement; Email Dated 09.09.2019.

Reason: To clarify which plans have been approved. 3) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall accord with those specified in the application submission unless otherwise agreed in writing by the local planning authority.

Reason: To ensure a satisfactory appearance to the development

Boxley Parish Council has no material reasons to object but has concerns over the use of Velux style windows on a heritage building

19/503629/TPOA - 5 Ploughmans Way Boxley ME5 9DE

TPO application to crown lift one Hornbeam up to 4 metres in height above ground level; Fell two Ash trees.

Following consideration of your application the Local Planning Authority has **GRANTED CONSENT** under Tree Preservation Order number 1 OF 1969 for the tree work referred to above subject to the following conditions.

- (1) All works hereby permitted shall be carried out in accordance with the provisions of the current edition of BS 3998 by a competent person;

Reason: To ensure the work complies with good arboricultural practice to safeguard the longevity, amenity and nature conservation value of the tree/s and its/their contribution to the character and appearance of the local area

Informative(s):

- (1) Works to trees could result in disturbance to wild animals, plants and important wildlife sites protected by law. Therefore, the works hereby permitted should be carried out in a manner and at such times to avoid disturbance. Further advice can be sought from Natural England and/or Kent Wildlife Trust.
- (2) The material generated from the tree work hereby permitted should be disposed of, or processed as necessary, to leave the site in a safe and tidy condition following each phase/ completion of the work.

Comment: Boxley Parish Council do not wish to object, defer to views of the Landscape Officer

19/503460/FULL - 36 Crownfields Maidstone Kent ME14 5TH

Erection of a part single storey and first floor side extension with conversion of the garage to a habitable space.

The Council hereby GRANTS planning permission subject to the following Condition(s):

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission;

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 200 (2) The development hereby permitted shall be carried out in accordance with the following approved plans:

Householder Planning Application

36CRWN-EXT-HB-200 Site location plan

36CRWN-EXT-HB-200 Block plan

36CRWN-EXT-HB-001-1 Existing elevations

36CRWN-EXT-HB-001-2 Proposed elevations

36CRWN-EXT-HB-002 Proposed floor plans

Reason: To ensure the quality of the development is maintained and to prevent harm to the residential amenity of neighbouring occupiers

- (3) The external facing materials to be used in the construction of the extension hereby permitted shall match those used on the existing building;

Reason: To ensure a satisfactory appearance to the development

Comment: Boxley Parish Council have no material reasons to object

19/503191/OUT - Lavender Cottage Bearsted Road Weaving ME14 5LD

Outline application for access, layout, and scale for the demolition of existing outbuildings and erection of a single storey detached dwelling with associated access and parking (including Lavender Cottage).

The Council hereby **GRANTS OUTLINE** planning permission subject to the following Condition(s):

- (1) The development hereby approved shall not commence until approval for the following reserved matters has been obtained in writing from the Local Planning Authority being:-

(a) Appearance and

(b) landscaping

Application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

The development hereby permitted shall be begun before expiration of two years from the date of approval of the last reserved matters to be approved.

Reason: No such details have been submitted and in accordance with the provisions of Section 92 of the Town and Country Planning Act 1990.

- (2) Prior to the development reaching damp proof course level details of all external

materials (including wearing surfaces for the roads, turning and parking areas, shall have been submitted in writing for the approval of the Local Planning Authority. The development shall only be carried out in accordance with the approved details.

Reason: In the interests of visual amenity.

- (3) Prior to occupation of the proposed new dwelling a minimum of one publicly accessible electric vehicle charging point for the existing and approved dwelling shall have been installed and ready for use and in accordance with details that have previously been submitted to and approved in writing by the local planning authority that includes a programme for installation, maintenance and management with the points retained thereafter and maintained in accordance with the approved details.

Reason: To promote the reduction of CO2 emissions through the use of low emissions vehicles in accordance with paragraph 35 of the NPPF.

- (4) Within the area identified as garden land shown on drawing no: 7098-P-01 Rev C and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no development within Schedule 2, Part 1, Classes A, D, E and F and part 2 Class A to that Order shall be carried out.

Reason: In the interests of visual and residential amenity.

- (5) Before first occupation of the approved dwellings, fencing shall be erected along the common boundary with the existing neighbouring dwellings shown on drawing no: 7098- P-01 Rev C that shall be no less than 1.8 metres in height and be of close boarded construction.

Reason: To safeguard the residential amenities of the occupiers of neighbouring buildings.

- (6) The development hereby approved shall not be occupied until the parking and turning areas shown on the approved plans have first been provided and shall be retained at all times thereafter with no impediment to their intended use.

Reason: In the interests of highway safety and the free flow of traffic

- (7) Before commencement of the development hereby approved on site provision shall be made for construction vehicle loading/unloading and turning along with parking for construction phase site personnel and visitors. These measures shall be retained until the development phase of the development hereby approved is completed.

Reason: In the interests of the free flow of traffic of traffic and highway safety.

- (8) No surface water shall discharge onto the public highway.

Reason: In the interests of the free flow of traffic of traffic and highway safety.

- (9) No development beyond the construction of foundations shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include existing trees, shrubs and other features, planting schedules of plants, noting species (which shall be native species and of a type that will encourage wildlife and biodiversity), plant sizes and numbers where appropriate, means of enclosure, hard surfacing materials, and an implementation programme.

Reason: In the interests of the visual amenities of the area and encouraging wildlife and biodiversity.

- (10) The submitted Landscaping details shall be implemented in the first available planting season following first occupation of the development hereby approved. Any part of the approved landscaping scheme that is dead, dying or diseased

within 5 years of planting shall be replaced with a similar species of a size to be agreed in writing beforehand with the Local Planning Authority.

Reason: In the interests of visual amenity.

- (11) Any trees to be retained must be protected by barriers and/or ground protection in accordance with BS 5837 (2005) 'Trees in Relation to Construction-Recommendations'. No work shall take place on site until full details of protection have been submitted to and approved in writing by the Local Planning Authority. The approved barriers and/or ground protection shall be erected before any equipment, machinery or materials are brought onto the site and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed, nor fires lit, within any of the areas protected in accordance with this condition. The siting of barriers/ground protection shall not be altered, nor ground levels changed, nor excavations made within these areas without the written consent of the Local Planning Authority;

Reason: To safeguard existing trees to be retained and to ensure a high quality development.

- (12) The development hereby permitted shall not commence until a scheme for the disposal of
- (a) surface water (which shall in the form of a SUDS scheme) and
 - (b) waste water have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and retained permanently thereafter.

Reason: To prevent pollution of the water environment and to ensure satisfactory drainage in the interests of flood prevention.

- 13) No demolition/construction activities shall take place, other than between 0800 to 1800 hours (Monday to Friday) and 0800 to 1300 hours (Saturday) with no working activities on Sunday or Bank Holiday.

Reason: In the interest of the amenities of occupiers of neighbouring properties.

- (14) The development hereby permitted shall be carried out in accordance with the following approved plans : 7098-P-01 Rev C

Reason: To ensure a satisfactory appearance to the development and to safeguard the enjoyment of their properties by existing and prospective occupiers.

Informative(s):

- (1) The proposed development is CIL liable. The Council adopted a Community Infrastructure Levy on 25th October 2017 and began charging on all CIL liable applications approved on and from 1st October 2018. The actual amount of CIL can only be confirmed once all the relevant forms have been submitted and relevant details have been assessed and approved. Any relief claimed will be assessed at the time planning permission is granted or shortly after.
- (2) The applicant is advised that it is their responsibility to ensure that before the development hereby approved is commenced all necessary highway approvals and consents are obtained and that the limits of highway boundary are clearly established so as to avoid any enforcement action being taken by the Highway Authority. The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under such legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.
- (3) The applicant is advised that the normal measurements for car parking spaces are a minimum of 4.8 metres by 2.4 metres.

- (4) The applicant is advised of the Mid Kent Environmental Code of Development Practice in relation to demolition and construction works.

Please note you must comply with all the conditions attached to this permission. Otherwise the permission may not be valid, and any development may be unauthorised. The Council's approach to this application:

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), February 2019 the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and creative way by offering a preapplication advice service, where possible, suggesting solutions to secure a successful outcome and as appropriate, updating applicants / agents of any issues that may arise in the processing of their application.

In this instance: The application was acceptable as submitted and no further assistance was required. The application was approved without delay.

If your decision includes conditions, there is a separate application process to discharge them.

You can apply online at, or download forms from, www.planningportal.co.uk (search for 'discharge of conditions')

Comment: Boxley Parish Council has no material reason to object.

19/504189/TPO - 11 Podkin Wood, Walderslade

Tree Preservation Order Application:- Hornbeam (T1) – 5 stem coppice. Crown life to achieve ground clearance of 5.5m, reduce canopy to a height of 12m and radial spread of 4.5m. Oak (T2) – Crown lift to achieve 5.5m ground clearance. Thin canopy by 10% focusing on dead wood and inferior conflicting branches. Reasons for work: alleviate building encroachment and enhance natural light.

Following consideration of your application the Local Planning Authority has **GRANTED CONSENT** under Tree Preservation Order number 1 OF 1969 for the tree work referred

to above subject to the following conditions.

- (1) All works hereby permitted shall be carried out in accordance with the provisions of the current edition of BS 3998 by a competent person;
Reason: To ensure the work complies with good arboricultural practice to safeguard the longevity, amenity and nature conservation value of the tree/s and its/their contribution to the character and appearance of the local are(1) Works to trees could result in disturbance to wild animals, plants and important wildlife sites protected by law. Therefore, the works hereby permitted should be carried out in a manner and at such times to avoid disturbance. Further advice can be sought from Natural England and/or Kent Wildlife Trust.
- (2) The material generated from the tree work hereby permitted should be disposed of, or processed as necessary, to leave the site in a safe and tidy condition following each phase/ completion of the work.
- (3) Removal of dead wood from protected trees is an exception to current legislation and does not require a formal application. However, the regulations require five days notice in writing of intention to carry out such works. Its inclusion on this application is considered to satisfy that requirement.

Comment:Boxley Parish Council do not wish to object, defer to the view of the Landscape Officer

19/504097/FULL – Abbey Court, Boarley Lane, Sandling

Proposed temporary siting of mobile type building for use as office accommodation, for a period of 5 years.

The Council hereby **GRANTS** planning permission subject to the following Condition(s):

- (1) The building(s) hereby permitted shall be removed and the land upon which it is sited, restored to its former condition on or before 03/10/2024 in accordance with an approved scheme of work submitted to the local planning authority prior to its removal
Reason: The building, by virtue of its design/construction, is not considered appropriate for permanent retention.
- (2) The development hereby permitted shall be carried out in accordance with the following approved plans:
Application for Planning Permission
1225.01 Existing Site and Roof Plan
1225.03 A Proposed Site and Roof Plan
1225.04 A Proposed Floor Plans and Elevations
1225.LP Site Location Plan
Design and Access Statement
Reason: To ensure the quality of the development is maintained and to prevent harm to the residential amenity of neighbouring occupiers

Informative(s):

- (1) The developer should implement a scheme for the use of wheel cleaning, dust laying and road sweeping, to ensure that vehicles do not deposit mud and other materials on the public highway in the vicinity of the site or create a dust nuisance.
- (2) Construction traffic and worker's vehicles in association with the development should only park within the application site and not on surrounding roads in the interests of highway safety.
- (3) The developer should implement a scheme of temporary traffic management / signage for the duration of the works.

The Council's approach to this application:

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), February 2019 the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and creative way by offering a preapplication advice service, where possible, suggesting solutions to secure a successful outcome and as appropriate, updating applicants / agents of any issues that may arise in the processing of their application.

In this instance:

The application was acceptable as submitted and no further assistance was required. The application was approved without delay.

Boxley Parish Council objects to this application for the following reasons:

The site is on the edge of the AONB and clearly visible from both the M20 and A229. Boarley Lane

is very narrow and any increase in traffic would cause problems particularly with exiting on to the main road.

If the Planning Officer is minded to approve, Boxley Parish Council would like to request that a condition is added for extensive landscaping to hide the building from view and reduce its impact on the surrounding countryside.

19/503859/FULL – Newnham Court Shopping Village, Bearsted Road, Weaving

Creation of an outdoor children's play area, plant compound and bin store to rear of existing children's gymnastics centre.

The Council hereby **GRANTS** planning permission subject to the following Condition(s):

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission;
Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- (2) The approved external play area shall be only be used between the hours of 09:00 and 19:00 Mondays to Saturdays and 10:00 to 18:00 on Sundays and Bank holidays.
Reason: To safeguard the enjoyment of their properties by adjoining residential occupiers. 3) Prior to first use of the outdoor play area hereby approved, an acoustic barrier along the northern and eastern boundaries of the outdoor play area, including details of its ongoing maintenance shall have been submitted to and approved in writing by the Local Planning Authority. The approved acoustic barrier shall be installed retained in perpetuity.
Reason: In the interests of aural amenity
- (4) The rating level of noise emitted from the proposed plant and equipment to be installed on the site (determined using the guidance of BS 4142 : 2014 Rating for industrial noise affecting mixed residential and Industrial areas) shall be 5dB below the existing measured background noise level LA90, T. In exceptional circumstances, such as areas with a very low background or where assessment penalties total above 5 the applicants consultant should contact the Environmental Protection Team to agree a site specific target level.
Reason: In the interest of residential amenity.
- (5) The development hereby permitted shall be carried out in accordance with the following approved plans/drawings; SK-2019-08-02-004 (Proposed Rear Elevation); SK-2019-08- 02-003 (Proposed Side Elevations); Sk-2019-07-29-001 Rev B (Boundary Treatment Plan)
Reason: To ensure the quality of the development is maintained and to prevent harm to the amenity of surrounding area.

The Council's approach to this application:

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), February 2019 the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and creative way by offering a preapplication advice service, where possible, suggesting solutions to secure a successful outcome and as appropriate, updating applicants / agents of any issues that may arise in the processing of their application.

In this instance: The application was acceptable as submitted and no further assistance was required. The application was approved without delay.

Comment: **Boxley Parish Council** have no material reasons to object

19/503771/FULL – The Haven, Forge Lane, Boxley

Demolition of existing two storey garage/workshop building and erection of a new single storey 2no. bed house with associated parking and landscaping.

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

- (1) The proposal would result in the creation of a new dwelling in the countryside outside of any defined settlement boundary in a location that is unsustainable and where future occupiers would be reliant upon a private vehicle to gain

access to services and as such, would be contrary to the National Planning Policy Framework (2019) and Policies SS1 and SP17 of the Maidstone Borough Local Plan (2017) and there are not any material considerations put forward that would outweigh these concerns.

- (2) The proposed dwelling, by reason of its massing, scale and design would result in an incongruous and discordant feature, detrimental to the distinctive character and appearance of its setting and to the visual amenity and openness of the surrounding rural area and Kent Downs Area of Outstanding Natural Beauty, contrary to the provisions of the National Planning Policy Framework (2019) and Policies SS1; SP17; DM1 and DM30 of the Maidstone Borough Local Plan (2017) and the Kent Downs AONB Management Plan and Maidstone Borough Landscape Character Guidelines.

Informative(s):

- (1) You are advised that as of 1st October 2018, the Maidstone Community Infrastructure Levy (CIL) Charging Schedule came into effect. Whilst the above application has been refused by the Local Planning Authority you are advised that CIL applies to all planning permissions granted on or after this date. Thus any successful appeal against this decision may therefore be subject to CIL (depending on the location and type of development proposed). Full details are available on the Council's website www.maidstone.gov.uk/CIL

The Council's approach to this application:

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), February 2019 the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and creative way by offering a preapplication advice service, where possible, suggesting solutions to secure a successful outcome and as appropriate, updating applicants / agents of any issues that may arise in the processing of their application.

In this instance:

This application was not considered to comply with the provisions of the Development Plan and NPPF as submitted, and would have required substantial changes such that a new application would be required.

Comment: Boxley Parish Council objects to this development for the following reasons:

The description of the development is misleading as the demolished garage and proposed new build house are not on the same footprint.

The proposal by reason of its design would result in an incongruous and discordant feature detrimental to the Boxley village street scene and conservation area within an AONB.

If permitted, the scheme would expand the built area of Boxley into a largely undeveloped area behind the built frontages of The Street and Forge Lane to the detriment of the character and appearance of the Kent Downs AONB and North Downs Special Landscape Area. The development would represent an undesirable extension of the built up area of Boxley contrary to the aims of the Strategic Gap policy.

Access is via Forge Lane which is very narrow.

The proposal is not sustainable as it would encourage the use of the private motor vehicle to access services.

If the officer is minded to approve the Parish Council request the application be referred to the Planning Committee for determination.

19/502829/FULL – Vinters Park Crematorium, Bearsted Road, Weaving

Adaption of existing space to house cold storage facilities with new link extension to main building and creation of new opening to the East elevation and installation of 1no. air conditioning unit

The Council hereby **GRANTS** planning permission subject to the following Condition(s):

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase
- (2) The materials to be used in the construction of the external surfaces of the building hereby permitted shall match those used in the existing building;
Reason: To ensure a satisfactory appearance to the development3) The development hereby permitted shall be carried out in strict accordance with the following approved plans/drawings:
Site Location Plan - Received on 24/06/2019
Proposed Floor Plan - Drawing No. CS2
Proposed North and West Elevations - Drawing No. CSPE/1a
Proposed East and South Elevations - Drawing No. CS3
Reason: To ensure the quality of the development is maintained.

The Council's approach to this application:

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), February 2019 the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and creative way by offering a preapplication advice service, where possible, suggesting solutions to secure a successful outcome and as appropriate, updating applicants / agents of any issues that may arise in the processing of their application.

In this instance:

The application was acceptable as submitted and no further assistance was required. The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the Committee and promote the application

Boxley Parish Council would like to see this application approved

Item 7.2 Commissioning of a traffic report

There are currently several large planning applications both within and adjacent to the Parish, all of which will have an effect on roads within the Parish. With this in mind members might like to consider commissioning a traffic report to cover areas within the Parish where traffic is already an issue. This would give us facts and figures to put into our objections and would focus on issues from our point of view.