**BOXLEY PARISH COUNCIL**

[www.boxleyparishcouncil.org.uk](http://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 2 September 2019 at The European School of Osteopathy, Styles Lane, Boxley, ME14 3DZ**, commencing after the finish of the Parish Council Meeting when it is proposed to transact the following business

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.

1. **Minutes of the Meeting held on 19th August 2019**

To consider the minutes and if in order sign as a true record (page 2-6)

1. **Matters Arising from the Minutes**

4.1 Minute 3268/4.3 Litter bin New Cut Road. (See report page 7)

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

1. **Planning Applications for Consideration – DECISION**

To consider applications received. See report (page 7).

1. **Planning Decisions, Appeals and Appeals Decisions – INFORMATION**

To receive and consider any information. See report (page 7-9).

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

Requests for items to be included on the next agenda.

1. **Next Meeting**

Next full Environment Committee meeting 9th September 2019 at Beechen Hall commencing at 7:30pm.

Daniela Baylis

Daniela Baylis

Clerk to Boxley Parish Council Date: 27 August 2019

**Supporting agenda papers for the Environment Committee Meeting 2 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 19 August** - DECISION

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**Minutes of the Environment Committee on Monday 19 August 2019 at Beechen Hall, Wildfell Close, Walderslade commencing at 6.00 pm.**

Present: Mrs W Hinder (Chairman), Mrs L Clarke, Mr I Davies, Mr B Hinder and Mr J Willmott, together with Mrs D Baylis Clerk and 12 members of the public plus 2 representatives from Offset Architects/Roadhouse Building and Civil Engineering in support of application 19/503629/FULL.

1. **Apologies and absences**

Cllrs A Brindle, D Hollands and P Huntingford

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

Cllr B Hinder – Lobbied on application 19/503771

Cllr W Hinder - Lobbied on application 19/503771

Cllr J Wilmott - 19/503863, knows applicant, Lobbied on application 19/503771 and 19/503771/FULL

1. **Minutes of the Meetings 8 July 2019**

The minutes were agreed and signed as a correct record.

1. **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 reported that there was no further information.

4.2 Minute 3268/4.3 Litter bin New Cut Road. No further information. Clerk will contact MBC again. **Action: Clerk.**

4.3 Minute 3268/4.5 Land to rear of Tesco. Cllr B Hinder had had a response from Helen Whatley MP to the effect that if Pauline Bowdery could not find out the ownership of the land then no one could.

4.4 Any other matters arising from the minutes not on the agenda. **None.**

1. **To ratify Planning responses made since the last meeting – DECISION**

The responses were ratified. The Cherry Tree Court Lodge Farm application

10/500162/FULL response was amended as follows and then approved for submission.

**Boxley Parish Council would like to object to this appeal on the following grounds:**

The development is contrary to NPPF and Local Policy as the applicants would be heavily reliant on private motor vehicles.

The design and materials are out of keeping with a rural area contrary to DM1 and DM30 of the Local Plan.

It will erode the low density scattered dwelling appearance of the east side of the village, which is an important part of its character, contrary to Policy SP17 of the Local Plan.

The previous application for the stables (MA/17/504038) had conditions regarding the storage of waste. This development would result in the waste pile being moved closer to an existing residential property.

It would be an overdevelopment of the site and would have an adverse impact on the character and appearance of the area and its setting in the ANOB.

The development might adversely affect the wildlife in a nearby pond.

The landscape analysis plan would make the site visible from the centre of the village (especially if the agricultural buildings are knocked down as per the Court Lodge Farm application). The visibility of the site has been underestimated.

The Parish Council would also like to question the designation of the land as a ‘brownfield’ site.

The appeal documents do not address the Planning inspectors’ comments regarding regular bus service, walking distance to services, and the comment that additional screening would erode the openness and character of the area.

The appeal documents wrongly label Parsonage Farm, the Vicarage and agricultural barns with residential planning which is misleading

1. **Planning Applications for Consideration**

**19/503629/TPOA** – **5 Ploughmans Way, Boxley, ME5 9DE**

Proposal to crown lift one hornbeam up to 4 meters in height above ground level. Fell two ash trees.

**Do not wish to object, defer to view of the Landscape Officer**

**19/503863/FULL – Anvil Cottage, Forge Lane, Boxley, Maidstone, ME14 3DS**

Demolition of existing conservatory and construction of single storey rear extension

**Boxley Parish Council** feel usable to make a decision as there is no conservation officers report on the application. If the Planning Officer is minded to approve the application then the Parish Council would like the application referred to the Planning Committee for determination..

**19/503769/FULL – 18 Goldstone Walk, Boxley, ME5 9QB**

Single storey side extension and garage conversion

**The Parish Council has no material reasons to object**

**19/503870/OUT – Land West of Old Chatham Road, Sandling, Kent**

Outline application with access matters reserved for up to 39 dwellings with associated infrastructure and works

There was a brief presentation from the representative from Offset Architects and Roadhouse Building and Civil engineering followed by a question and answer session in which the members of the public were invited to take part.

Following this the following response was agreed:

**Boxley Parish Council wishes to object to this application for the following reasons:**

1 **AONB**

It is an intrusion on the AONB and strategic gap north of Maidstone. LP Policy ENV28 seeks to prevent development in the open countryside that would harm the character and appearance of the area, and the proposal falls outside any of the exceptions listed in the policy. This policy is consistent with the NPPF insofar as it recognises the intrinsic character and beauty of the countryside as one of its core principles. The proposal would lead to an unacceptable increase in the size of a small rural village with an estimated increase to the electoral roll of 13%. Maidstone Borough Council has a 5 year HLS. This site is not on the Local Plan for development.

2 **Traffic Issues**.

**Pollution**. The A229 already has frequent accidents leading to standing traffic which increases levels of pollution. There are many reports on the harmful effects of increased pollution from vehicles leading to health problems in nearby populations. In addition the ‘Air Quality Study’ commissioned by the Developers does not take into account the traffic projections from the new Lower Thames Crossing which will be completed in 2027. The projections estimate an increase of 1000 HGV movements per hour.

**Old Chatham Road**: The works to this road to prevent lorry parking and all the associated nuisance were only completed last year. There is nothing on the plans to show how lorry parking will be prevented if the road is converted back to two way traffic flow. There has been no traffic assessment supplied for this proposal. The road is already used as a rat run by commuters.

**Proposed crossing**. The application sites this on a blind bend!

**A229** – This development would prevent any future widening of the A229 should this prove necessary after the construction of the Lower Thames Crossing.

**3 Sustainability:** the development does not meet the sustainability requirements of the NPPF. There are no local shops, schools, or GP surgeries which would make reliance on motor vehicles a necessity over more sustainable modes of transport for most journeys. There is a limited bus service that goes one way through Sandling but on the return journey the bus stop is located by the golf course on the other side of the A229 with an approximately 1.5 mile walk across the A229 footbridge and along the road to the development. This development does not meet the requirement of the NPPF, to locate new developments to give priority to pedestrian and cycle movements and to give access to high quality public transport facilities.

Sandling already has problems with **services provision** with poor broadbanddelivery and frequent power cuts and this development will put further strain on an already overstretched system.

4 **Environmental Concerns;** There are roosting bats, slow worms and common lizards on the site all of which are protected priority species. The provisions made by the developers for their protection are inadequate. The proposal is contrary to paragraphs 117 and 118 of the NPPF, which require local authorities to promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species

**9/503818/TCA – The Vicarage, The Street, Boxley, ME14 3DX**

Trees in a Conservation Area notification: - T1, Semi mature multi stemmed Sycamore growing in the scrub land next to the access road. Reduce the height to approximately 10 meters and the lateral spread on all sides to 3 meters. G1, Various trees along the access road verge. Species including Portuguese Laurel, Hazel and Ash saplings. Cut back the foliage to the curb line where practically possible. And up to a height of 6.5 metres

**Do not wish to object, defer to view of the Landscape Officer**

**19/503778/TPOA – 18 Spenlow Drive, Boxley, ME5 9JT**

A [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.](https://pa.midkent.gov.uk/online-applications/applicationDetails.do?keyVal=PV5D4BTYH9L00&activeTab=summary)

**Do not wish to object, defer to view of the Landscape Officer**

**19/503782/SUB – Popesfield, Bearsted Road, Weavering, Kent**

[Submission of details to Discharge Condition 26 (Surface Water Management) Subject to 18/506656/FULL.](https://pa.midkent.gov.uk/online-applications/applicationDetails.do?keyVal=PV5LF3TYHKF00&activeTab=summary)

**The Committee declined to comment on this application so no response will be sent**.

**19/503513/FULL – 5 Aston Close, Boxley, ME5 9JW**

[Erection of a front porch and a single Storey rear extension with a garage conversion to a habitable space. Installation of a window to front elevation.](https://pa.midkent.gov.uk/online-applications/applicationDetails.do?keyVal=PUF97MTY0XP00&activeTab=summary)

**Response already submitted**

**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

**Boxley Parish Council would like to object to this application for the following reasons:**

There is no good access to this site. Access is via two small lanes, which have no passing spaces. There are no traffic mitigating measures in this application.

The neighbouring property ‘Hatchetts’ is not named on the plans. This property is Grade 2 listed with a front door that exits directly onto Styles Lane. What plans are there to protect it from potential damage from site traffic?

If the Planning Officer is minded to approve this development the Parish Council would like to request that the following conditions are attached to the approval:

The building is designated as office use only.

No windows should be put into the building on the side facing the residential dwelling ‘Hatchetts’.

**19/503771/FULL The Haven, Forge Lane, Boxley, ME14 3DU**

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

After discussion a vote was taken with 3 members in favour of objecting and 2 abstentions.

**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.

It is overdevelopment of the site.

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.

**19/503859/FULL Units 30 & 32 Newnham Court Shopping Village, Bearsted Road, Weavering, Kent, ME14 5LH**

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

**The Parish Council has no material reasons to object**

**19/503460/FULL – 36 Crownfields, Weavering, ME14 5TH**

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

**The Parish Council has no material reasons to object**

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

The Planning decisions on the Agenda were noted.

8. **Highways and Byways**

8.1 Lower Thames Crossing latest information.

 Noted

8.2 To consider any issues raised at the meeting

 None raised

9. **Policy and Procedures**

None scheduled for review. **Noted.**

10**. Members and Officer’s Reports**

 10.1 Maidstone Local Plan Review

 Report noted. Copies of the Local Plan review would be sent out to members upon

 receipt from Maidstone Borough Council.

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

 None received.

11. **Sale of Land at Wildfell Close**

 The update report 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 5 August.

 **Noted.**

Daffodils/Wildflowers – requested by Cllr B Hinder

KCC and MBC schedules for clearance and cutting – requested by Cllr Hinder – **Action Clerk**

14**. Next Meeting**

Next Environment Committee meeting 2nd September 2019 to follow the Main Council meeting at the European School of Osteopathy commencing at 7:30pm.

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

 There were none.

Meeting closed 8.30pm.

Signed as a correct record of the proceedings.

Chairman ……………………………………………….. Date ………………………………………………………..

**Item 4.1** - Minute 3268/4.3 Litter bin New Cut Road. DECISION

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**Clerks Note:** I have had a response form MBC regarding installation of a new bin and the cost of a new double bin is £520 plus £100 for installation. A double bin from Glasdon is £541.53. MBC say they have no budget left to replace the bin and are asking if the Parish Council would pay for it.

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

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**19/504189/TPOA – 11 Podkin Wood, Walderslade, ME5 9LY**

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

**19/504106/FULL – 10 Goldstone Walk, Boxley, Chatham, ME5 9QB**

Removal of front bay window and supporting wooden struts and erection of a new bay window with supporting brickwork.

**19/504097/FULL – Abbey Court, Boarley Land, Sandling, ME14 3DD**

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

**19/502829/FULL – Vinters Park Crematorium, Bearsted Road, Weavering, ME14 5LG**

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

**19/503437/FULL – Bridgewater, Tyland Lane, Sandling, ME14 3BL**

Proposed loft conversion, including new side dormer, erection of a single storey rear extension, including new render to facades and insertion of new window to front elevation, and erection of a single storey rear extension to existing garages**.**

**19/504058/FULL -Yew Tree House, Grange Lane, Sandling, ME14 3DB**

Conversion of existing garage to a self-contained dwelling with new access via Grange Lane.

**19/504210/FULL – 8 Teasel Close, Weavering, ME14 5FN**

Single storey rear extension

**Item 6 Planning Decisions, Appeals and Appeals Decisions**

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**19/503374/TPOA – 4 Saracen Fields, Boxley, ME5 9DG**

TPO application to prune overhang (into garden of 15 Sandstone Rise) of one conifer back to boundary.

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) The applicant should ensure that the owner/occupier of the land on which the tree/s is/are growing is given reasonable advance warning of the works hereby permitted/allowed prior to commencing works on site. Any debris arising from the cutting back of overhanging branches should be offered back to the owner of the tree. If the offer is declined the debris should be cleared, leaving the site in a clean and tidy condition.

(2) 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.

(3) 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.

This consent is valid for two years from the date of this letter, and may only be carried out once unless otherwise stated. If you do not carry out the work within this period, you must submit a new application to the Local Planning Authority if you still want to proceed.

**Boxley Parish Council response submitted**: Do not wish to object, defer to the views of the landscape officer

**19/503041/TPOA – Premier Inn, Sandling, ME14 3AS**

TPO application to shorten heavy limbs (not top) of one sycamore to up to 3m radial distance and sever ivy on stem.

Following consideration of your application the Local Planning Authority has GRANTED CONSENT under Tree Preservation Order number 22 OF 1997 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.

This consent is valid for two years from the date of this letter, and may only be carried out once unless otherwise stated. If you do not carry out the work within this period, you must submit a new application to the Local Planning Authority if you still want to proceed

**Boxley Parish Council response submitted**: Do not wish to object, defer to the views of the landscape officer

**19/502253/TPOA – 4 Olivine Close, Walderslade, ME5 9NQ**

TPO application – crown reduction to height of approx. 30f and width approx. 16ft. Crown thinning of 15% and removal of any dead wood

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 condiditons:

(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.

(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.

This consent is valid for two years from the date of this letter, and may only be carried out once unless otherwise stated. If you do not carry out the work within this period, you must submit a new application to the Local Planning Authority if you still want to proceed.

**Boxley Parish Council response submitted**: Do not wish to object, defer to the views of the landscape officer