



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 9th December 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 Meetings held on 11 November and 2 December 2019 (Page 3-6)

To consider the minutes and if in order sign as a true record

4. Matters Arising from the Minutes

4.1 Minute 3330/4.1 Junction 3 M2. 10 MPs request for action on local infrastructure. Cllr B Hinder reported that this was now on the JTB agenda for a meeting on 15 January 2020.

4.2 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 6-13).

7. Highways and Byways - DECISION

7.1 Dangerous Parking on Impton Lane at Junction with Celestine Close see report (page 13).

7.2 KCC Tree Management – Beechen Bank Road (page 15).

7.3 Highways Improvement Plan (Page 13-15).

7.4 To consider any issues raised at the meeting

8. Budget (Page 18).

9. Policy and Procedures – REVIEW

None scheduled for review.

10. Members and Officer's Reports

10.1 To receive any reports or notification of issues from members.

11. **Consultations**

12. **Volunteer Groups – INFORMATION**

To receive any reports.

12.1 FoWH see (page19).

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

Requests for items to be included on the next agenda.

14. **Next Meeting**

Next full Environment Committee meeting 13 January 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: 2 December 2019

Supporting agenda papers for the Environment Committee Meeting 9th December 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 11 November 2019 DECISION

Minutes of the Environment Committee on Monday 11 November 2019 at Beechen Hall, Wildfell Close, Walderslade commencing at 6.00 pm.

Present: Cllrs W Hinder, Mr B Hinder, Mrs A Brindle, Ms L Clarke, , J Willmott together with Mrs D Baylis Clerk.

1. **Apologies and absences**

Apologies received from: Cllrs Ivor Davies, John Constable and Pat Huntingford

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

None

3. **Minutes of the Meeting 4 November 2019**

The minutes were agreed and signed as a correct record.

It was proposed by Cllr Wendy Hinder and all agreed that in future all previous minutes be included with the Agenda even if previously circulated.

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 reported that this was now on the JTB agenda.

4.2 Minute 3268/4.5 Land to rear of Tesco. Cllr Brindle had spoken to the Manager at Tescos and he was getting the lights replaced with security lights. He was also going to get the dead tree removed and the area tidied up. She would keep on the case to make sure this was done.

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

Minute 3328 – Item 5 - Application 19/505092/FULL – Hurley, Weavering Street, Maidstone. It was agreed to send an additional comment regarding concerns that had been raised by a resident.

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

No members of the public present.

5. **Planning Applications for Consideration**

19/504937/FULL – Castle Vale, Castle Dene, Maidstone, ME14 2NH

Demolition of existing outbuilding and erection of 1 no dwelling with associated access, parking, landscaping and infrastructure works.

Boxley Parish Council response: Boxley Parish Council has no material planning reasons to object but would like to see the current landscaping retained and the trees properly maintained.

19/505305/FULL – Units 30 & 32 Newnham Court Shopping Village, Bearsted Road, Weaving.

Variation of condition 4 of application 18/502319/FULL (Variation of conditions 2 and 4 of application MA/09/1280 to allow use of the site as a children's gymnastics centre and to extend the opening hours to between 8.0am and 10.00pm) – to amend the opening hours to 07.00 and 10.00pm Monday to Friday, 8.00am to 10.00pm on Saturdays and 8.00am to 9.00pm on Sundays.

Boxley Parish Council response: Boxley Parish Council has no material planning reasons to object.

19/505258/TPOA – 10 Galena Close Boxley Chatham Kent ME5 9NE

Tree Preservation Order Application - One Hornbeam tree - 60% reduction and to leave a height of no more than 8 meters and a spread of 3 meters. Risk to the footings of the house, excessive shading, branches hanging over shed, too high so needs trimming in height and too wide for the area, risk in high winds.

Boxley Parish Council response: Boxley Parish Council do not wish to object and defer to views of the Landscape Officer.

19/505386/TPOA – 10 Galena Close Boxley Chatham Kent ME5 9NE

Tree Preservation Order application – One hornbeam tree – tree B in the sketch, removed completely as it restricts light and is a danger in high winds to the house if it was to fall. There is no reason to replant as the location is in the garden of number 10 and the shed built around the tree.

Boxley Parish Council response: Boxley Parish Council object to the loss of a tree but defer to views of the Landscape Officer

19/505122/TPOA – 87 Lombardy Drive, Maidstone ME14 5TB

TPO Application T1 Cherry reduce by approx. 25% (height 17m to 12.5m and width 12m to 9m) and lift to 3.5m to give clearance.

Boxley Parish Council response: Boxley Parish Council object to the loss of a tree but defer to views of the Landscape Officer.

19/505487/FULL – 24 Fitzwilliam Road, Bearsted ME14 4PY

Erection of part single, part two storey side extension including garage conversion with the creation of a bay window. Erection of a single storey side and rear extension. Extension of existing driveway to create an additional car parking space.

It was agreed to defer making a response until the 20 November.

19/505429/TPOA – 11 Micawber Close, Walderslade ME5 9JZ.

TPO application fell one Sweet Chestnut because the tree is too large for its location and poses a danger if it should fall or drop branches particularly in strong winds. The tree drops troublesome nut castings that are incredibly sharp and pose a risk to occupants. Do not wish to replace due to the closeness of the tree to the house.

Boxley Parish Council response: Boxley Parish Council do not wish to object and defer to views of the Landscape Officer

6. Planning Decisions, Appeals and Appeals Decisions

The Planning decisions on the Agenda were noted.

7. **Highways and Byways**

7.1 Speeding and speed reduction measures – update

A meeting was held with Cllrs Bob Hinder, Wendy Hinder, Anne Brindle, The Clerk and Jennie Watson and an Officer from KCC to discuss a Highway Improvement Plan, which is now in place.

Members added the following:

Sandy Lane – road in a bad state with large potholes. Also needs 'unsuitable for HGV signs.

The pavement in Boxley village was in poor condition with lots of patches making it very uneven. This is a particular problem as the path is not lit.

The Street Boxley – a resident has twice been hit by vehicle wing mirrors on the pavement stretching from the bus stop to the Old School House (Maidstone direction). This would be reported to KCC as a priority.

7.2 Drainage – Harp Farm Road

The Office have been informed that KCC have raised a couple of jobs to look at the flooding. They are not able to provide a date for the work but it could be 28 days to 3 months. Members agreed that a community alert should be sent out urging residents to report problems directly to KCC as it might speed things up.

8. **Policy and Procedures**

None scheduled for review. **Noted.**

9. **Members and Officer's Reports**

Report from Cllr. Bob Hinder

Appeal reference APP/U2235/W/19/3227768

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

A discussion took place initially on the "common ground" between the developer and MBC Main consideration was the effect on the area visibility when travelling east toward the site and that it was felt the site to be too small for the proposed development and an urbanisation of the area.

MBC considered that Weavering Heath is an integral part of the landscape buffer south of the Bearsted Road. This development would have the potential for removal of this buffer and is therefore being one of the grounds for objection.

There is still a "live" objection from KCC regarding the proposed access from Bearsted Road and there have been substantive and ongoing arguments from KCC Highways to this application. When asked by the developer's team whether KCC would undertake another public consultation regarding the proposed road improvements for that area the answer from KCC was no!

Cllr Brindle and I were invited to participate in a site visit with the Inspector in the afternoon but she was emphatic that she would not take any comments - we therefore requested that she take into consideration on that visit the close proximity to the site of Vinters Valley Nature Reserve and the very possible detrimental effects this could have if permitted. We also reiterated our comments regarding traffic flows in the area, the severe impacts of pollution on the residents if the care home went ahead and the serious effect on the landscape particularly when approaching the site from the east

10. **Consultations**

KCC Parish Seminar for Maidstone on 28 November 2019. Cllr Brindle said she would be able to attend and the Clerk would send her the information.

11. **Volunteer Groups**

No reports on activities given.

12. **Items for Next Agenda**

Requests for items to be included on the agenda to be submitted no later than 29 November 2019.

Noted.

13. **Next Meeting**

Next Environment Committee meeting 2 December 2019 to follow the Main Council meeting at St Johns School, Provender Way, Grove, commencing at 7.30pm.

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

It was proposed by Cllr Hinder and all agreed that a list of all CIL money on planning applications be kept by the office and updated on a regular basis to ensure that the Parish Council receives all money due.

Meeting closed 9.27 pm.

Signed as a correct record of the proceedings.

Chairman Date

Item 5. Planning Applications for Consideration – DECISION

19/505777/FULL – 6 Tollgate Way, Sandling, Maidstone, Kent, ME14 3DF

Erection of a two storey side extension and garage conversion.

19/505804/FULL – 36 Crownfields, ME14 5TH

Demolition of existing garage. Erection of part two storey, part single storey side extension with front porch (revised scheme to 19/503460/FULL).

19/505816/SUB – Parsonage Farm, Boxley ME14 3DX

Conservation notification to Fell one Cedar Tree.

Item 6. Planning Decisions, Appeals and Appeals Decisions – INFORMATION

19/504718/PNEXT – 33 Camomile Drive, Weavering, Maidstone, Kent ME14 5FL.

Prior notification for a proposed single storey rear extension which A) Extends by 3.3 metres beyond the rear wall of the original dwelling. B) Has a maximum height of 3.6 metres from the natural ground level. C) Has a height of 2.4 metres at the eaves from the natural ground level.

Having examined the information you submitted we are of the opinion that permission/**consent is required for the above proposal.**

The reason(s) for this decision are:

- (1) The development does not meet the criteria of the prior notification scheme for larger home extensions, as set out within Class A(g), Part 1, Schedule 2 the Town and Country Planning (General Permitted Development) Order (England) 2015 (as amended).
The proposed extension cannot be considered under the Prior Notification procedure as the permitted development rights to extend the property were removed by Condition 6 of planning permission reference 89/0308, dated 5th March 1993.
A full planning application is therefore required for the proposed development.

Informative(s):

- (1) In order to submit an application for planning permission for the proposal, you would be required to submit an application via the Planning Portal website <https://www.planningportal.co.uk/> comprising of the following:
- Application form (Householder) - An ordnance based site location plan to a scale of 1:1250 with the site outlined in red and showing northpoint - An existing and proposed block plan to a scale of 1:500, showing existing/proposed extension, adjoining properties, any trees on site and any other buildings on site (scale bar must be shown) - Existing and proposed floor plans/elevations to a scale of 1:100, 1:200 or 1:50 (scale bar must be shown)
- (2) Condition 6 of permission 89/0308 imposes the following restriction on the property:
"Notwithstanding the provisions of the Town and Country Planning General Development Order, 1988, (or any Order revoking and re-enacting that Order) no extension, garage or ancillary building may be erected without the permission of the Local Planning Authority.
Reason: To safeguard the amenities of the area".
The applicant should therefore check whether permission is required before proceeding with the erection of any extension, garage or other ancillary building at the property, which would include outbuildings such as sheds and summerhouses.

Boxley Parish Council made no comment.

19/504715/FULL – 4 Abbey Court Cottages, Boarley Lane, Sandling, Maidstone, Kent ME14 3BU

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

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:
Householder Planning Application Existing site location plan
Proposed site location plan Existing block plan Proposed block plan MSR/08/19/1 Existing plans and elevations MSR/08/19/1 Proposed plans and elevations
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.
- (4) The two storey rear extension hereby permitted under drawing number MSR/08/19/2 shall be built at the same time as the rear extension approved under 19/504709/FULL drawing number DTB/09/19/2 sited at the adjoining neighbouring property No. 3 Abbey Court Cottages.
Reason: To protect the residential amenities of the adjacent property.
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 object to this application for the following reasons: It would cause a detrimental change to the street scene. The rear extension is highly visible from Tyland Lane and numerous public Right of Ways.

19/504709/FULL - 3 Abbey Court Cottages Boarley Lane, Sandling, Maidstone, Kent, ME14 3BU

Erection of two storey side and 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:

Householder Planning Application Existing site plan Proposed site plan.

- (3) Existing block plan Proposed block plan DJB/09/19/1 REV A Existing plans and elevations DJB/09/19/2 Proposed plans and elevations.

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

- (4) The two storey rear extension hereby permitted under drawing number DJB/09/19/2 shall be built at the same time as the rear extension approved under 19/504715/FULL drawing number MSR/08/19/2 sited at the adjoining neighbouring property No. 4 Abbey Court Cottages.

Reason: To protect the residential amenities of the adjacent property.

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 object to this application for the following reasons: It would cause a detrimental change to the street scene. The addition of dormer windows would introduce a discordant feature into the street scene.

19/504573/SUB - Units 30 & 32 Newnham Court Shopping Village, Bearsted Road, Weaving, Kent, ME14 5LH

Submission of Details to Discharge Condition 11 - The closure report subject to 18/502319/FULL.

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

Boxley Parish Council made no comment.

19/504506/TPOA - 6 Olivine Close, Walderslade, Chatham, Kent, ME5 9NQ

TPO application to reduce four Ash trees to height of 12m, and a radial distance of 4m.

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.
- (3) 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 does not wish to object, defer to the view of the Landscape Officer.

19/504469/FULL – South Moor Grove, Green Lane, Weaving, Maidstone, Kent, ME14 5JW

Demolition of existing conservatory. Erection of a single storey rear extension and side and rear first floor wrap around extension.

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

- (1) The proposed first floor flat roofed extension due to its position, bulk, height and depth would fail the 45 degree test and would result in loss of light and outlook to the neighbouring first floor bedroom which would be harmful to the amenity of the neighbouring occupiers contrary to the National Planning Policy Framework 2019, Policies DM1 and DM9 of the Maidstone Borough Local Plan 2017 and the Maidstone Borough Council Residential Extensions Supplementary Planning Document 2009.

Informative(s):

- (2) The plans taken into consideration in reaching the decision to refuse planning permission are: Application form Drawing 002R1 Revision A (Plans) Drawing 001R1 Revision A (Site Plans).

Boxley Parish Council has no material planning reason to object.

19/504358/TPOA - 14 Forestdale Road, Boxley, Chatham, Kent, ME5 9NB

Tree Preservation Order Application to crown reduce one Oak Tree - Height and width reduction of 1.5m and left at 13m high and 8m spread.

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.

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.

Comment: Boxley Parish Council defer to the view of the Landscape Officer.

19/504009/SUB – Vinters Park Crematorium, Bearsted Road, Weaving, Maidstone, Kent, ME14 5LG

Submission of Details to Discharge Condition 3 (Materials) Condition 4 (Arboricultural Method Statement) and Condition 5 (Enhancement of Biodiversity) Subject to 18/502385/FULL.

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

Boxley Parish Council made no comment.

19/505182/TCA - Horseshoe Cottage The Street Boxley ME14 3D

Conservation area notification to T1 Norway Maple - Reduce canopy with final dimensions proposed: Height of 16m, North spread of 1.5m, East spread of 2.5m, Southern spread of 3.5m and Western spread of 3m and T2 Sycamore - Reduce canopy with final dimensions proposed: Height of 19m, Northern spread 1.5m, Eastern spread 2m, southern spread 3.5m and Western spread of 5m.

Following consideration of your notification to carry out tree works in a Conservation Area, the Local Planning Authority **RAISES NO OBJECTION** to the tree works referred to above. Informative(s):

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

(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. Ms Moulard C/O Mr Aaron McGimpsey-Joyce Broadleaf Tree Surgery 12 Chillington Street Maidstone ME14 2RT

(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 decision is valid for two years from the date of submission of your valid notification and the operation may only be carried out once unless otherwise stated.

Boxley Parish Council made no comment

19/504856/FULL - Bassetts Grove Green Road Weaving Maidstone Kent

Erection of front porch. ADDRESS:

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: Existing Floor and Elevations (rec. 26.09.19) BASS/A3/01 XX Proposed Floor and Elevations (rec. 26.09.19) BASS/A3/02 XX Site Location and Existing Block Plan (rec. 30.09.19) BASS/A4/01A Proposed Block and Site Location Plan (rec. 30.09.19) BASS/A4/02A Mr & Mrs Munro C/O Blakeney Leigh FAO: Mr Sam Geoghegan Lion House 86 Station Road West Wickham Kent BR4 0PU Reason: To clarify which plans have been approved.

(3) The materials to be used in the development hereby approved shall be as indicated on the approved plans unless otherwise approved in writing by the Local Planning Authority. Reason: To ensure a satisfactory appearance to the development 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 have no material planning reasons to object.

19/504744/FULL - : Plot 5 Kent Medical Campus Gidds Pond Way Weaving Kent

Erection of brick plinth for stationing of signage in connection with care home.

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/documents: Application for Planning Permission Westlin Bearsted Ltd C/O DHA Planning Ltd FAO: Mr Matthew Garvey DHA Planning Ltd Eclipse House Eclipse Park Sittingbourne Road Maidstone ME14 3EN P4612 -SK039 Site Plan - Plinth Location Cover Letter P4612 -SK038A Site Signage, Proposed Elevation and Plan P4612_1100A Site Location Plan Reason: To ensure a satisfactory appearance to the development and in the interests of residential amenity.

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 has no material planning reason to object.

19/504641/FULL - Court Lodge Farm The Street Boxley Maidstone Kent

Replacement window

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: Drawing numbers 19065HB-PP-S-(13)01, 19065HB-PP-P-(08)01 and 19065HB-PP-P- (04)04 received on 30/09/19; Reason: To ensure the quality of the works and the historic significance of the listed building are maintained. Mrs H Baverstock C/O Building Drawings FAO: Mr Desden Harman 124A North Road Hythe CT21 5DY

The Council's approach to this application: Note to Applicant In accordance with paragraph 38 of the NPPF February 2019, Maidstone Borough Council (MBC) takes a positive and proactive approach to development proposals focused on solutions. MBC works with applicants/agents in a positive and proactive manner by: Offering a pre-application advice service. Where possible, suggesting solutions to secure a successful outcome. As appropriate, updating applicants/agents of any issues that may arise in the processing of their application

Boxley Parish Council have no material planning reason to object to this application.

19/504642/LBC - Court Lodge Farm The Street Boxley Maidstone Kent

Listed Building Consent for a replacement timber window.

The Council hereby **GRANTS** listed building consent subject to the following Condition(s):

(1) The works to which this consent relates must be begun before the expiration of three years from the date of this consent; Reason: In accordance with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

(2) The works hereby permitted shall be carried out in accordance with the following approved plans: Drawing numbers 19065HB-PP-S-(13)01, 19065HB-PP-P-(08)01 and 19065HB-PP-P-(04)04 received on 30/09/19; Mrs H Baverstock C/O Building Drawings FAO: Mr Desden Harman 124A North Road Hythe CT21 5DY Reason: To ensure the quality of the works and the historic significance of the listed building are maintained.

(3) The works shall not commence until full details of the following matters have been submitted to and approved in writing by the Local Planning Authority:- a) New external joinery in the form of large scale drawings, showing a single glazed unit, The works shall be carried out in accordance with the approved details; Reason: To ensure a satisfactory appearance and that the historic significance of the listed building is maintained

Boxley Parish Council has no material planning reason to object to this application and defer to the views of the Conservation Officer

19/504249/LDCEX - Oak Spring Lake Sittingbourne Road Maidstone Kent

Lawful Development Certificate (Existing) for siting of a mobile home

The **Council hereby certify that** on 27.08.2019 the use, operations or matter described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate and edged red on the plan attached to this certificate was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended) for the following reason: The reasons for approval are:

(1) On the balance of probability, the land edged in red on the submitted plans has been used for the stationing of a mobile home type caravan that has been occupied continuously as a residential dwelling for a period in excess of 10 years prior to the date of this application. It therefore satisfies provisions of Section 171(B) of the Town and Country Planning Act 1990, being within the meaning of Section 191(2) of the Town and Country Planning Act (1990). This use is immune from enforcement action

Boxley Parish Council made no response

19/504146/ADV - Plot 5 Kent Medical Campus Gidds Pond Way Weaving Kent

Advertisement Consent for 1no. site entrance sign with lighting, 1no. building plaque, 6no. free standing wayfinding totem signs, 2no. free standing statutory totem signs, and 3no. service entrance panels.

The Council hereby **GRANTS** advertisement consent subject to the following Condition(s): Please note you must comply with all the Conditions attached to this consent. Otherwise the consent may not be valid and any adverts may be unauthorised.

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: Application for consent to display an advertisement P4612_1000 Rev A Site Location Plan P4612_8000 Rev H Site Layout Plan Sign 1 to 13 Details Sign 2 Welcome Sign Details Signage Plan Signs 11-13 Specifications Signs 12-13 Details Mr Farrell C/O Pozzoni Architecture FAO: Mr Paul Reid Woodville House 2 Woodville Road Altrincham WA142FH Signs 3-8 Specifications Signs 9-10 Specifications Site Entrance - Sign 1 Details Site Entrance - Sign 1 Lighting Specs. Site Entrance - Sign 1 Wall Details Site Entrance - Sign 2 Specifications Site Plan P4612_SK036 Site Signage Layout Plan and Proposed Elevations Reason: To ensure the quality of the development is maintained and to prevent harm to the residential amenity of neighbouring occupiers.

(2) (i) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission. (ii) No advertisement shall be sited or displayed so as to- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military); (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle. (iii) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site. (iv) Any structure

or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public. (v) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity. Reason: In accordance with the provisions of Regulation 14 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

(3) Any illumination of the advertisement(s) shall be static and of non- flashing type. Reason: In the interests of visual amenity and road safety

Boxley Parish Council has no material planning reason to object.

Item 7. Highways & Byways – INFORMATION

7.1 Dangerous Parking on Impton Lane at Junction with Celestine Close

The office has received an email from a resident of Celestine Close regarding the amount of parking along Impton Lane predominantly due to an overspill from the Spire Alexander Hospital. They have stated the it is very dangerous pulling out of the close onto Impton Lane and into oncoming vehicles. The parked vehicles not only impair visibility, they reduce the road to a single track and it doesn't help with being on a camber. The resident has asked for more yellow lines. Below are some images highlighting the problem.



7.2 KCC Tree Maintenance

An email has been received from KCC soft landscapes team confirming works being raised for the removal of overhanging trees on Beechen Bank Road and PRoW KH656.

7.3 Highways Improvement Plan

Harp Farm Road

KCC have logged an enquiry regarding the flooding in Harp Farm Road and asked that an officer from the Drainage Team contact you with an update. Jennie Watson has spoken to the District Manager Sue Laporte who advises that the Drainage Team are aware and the reason it floods here is due to the farmer filling in the ditches either side.

Jennie Watson has put in a request for HGV signs and these will be arranged and funded using her small works budget.

Walderslade Woods

Jennie Watson has arranged for 3 speed surveys to be carried out along the length of Walderslade Woods and these will be installed on 18 November for 7 days.

Westfield Sole Road

Jennie Watson has visited Westfield Sole Road and found that there are already "unsuitable for HGV's" signs either end. However, the one on the roundabout had been turned round and has now been turned back to face the correct direction so hopefully the lorry drivers will see it now.

Weaving Street

Response from Jennie Watson 'There are already pedestrian warning signs along this road. However, we will look at installing a SLOW marking and refresh the existing slow marking. Again, I will fund this and will advise when the works have been ordered'.

'Quick update to inform you that a job has been raised to install the SLOW markings in Weaving Street next to the existing warning signs.'

Boxley Village

The Clerk reported the pedestrian who had been hit twice by vehicle wing mirrors and the following received from residents:

- 'We live in the street Boxley and most of my family regularly have to walk up the footpath on the street to the Kings Arms pub where my daughter works and to our land behind the church where my wife keeps her horse. We also use the pub a few times a week to socialise and we are getting really worried about safety.
The speed cushions were meant to slow down the traffic to make it safer for all that use the footpath and locals going to the church or pub etc. In fact since the speed bumps have been put in place it's become increasing more dangerous especially the speed cushion by the old school house. This one is off centre so the cars coming up and down the road can squeeze past at speed without going over the speed bump. This means for the traffic to squeeze past they move closer to the path and we have now all been hit by wing mirrors, there is a serious accident waiting to happen here!
If the speed cushion was central in the road then they would have to go to the centre of the road to go over it safely which takes them away from the path. Somehow this needs to be single file through this part, please don't wait until somebody gets seriously hurt as my family use it more than most!
We were also told that for the speed to be policed the speed cushions would have to be put in place so that a 20mph speed limit could be enforced, where are the 20mph signs, who's policing it!!!
We need some action before somebody gets hurt, this is becoming a real concern especially as lots more houses are planned next year for Bredhurst and surrounding areas'
- 'We are responding to comments concerning the increase and speed of traffic through Boxley Village highlighted at the end of the Boxley Village Society Winter Newsletter, which we welcome.
As we live in Hillside Cottage at the northern end of the street the traffic is of great concern to us and has been for many years. Recently it has become something of a nightmare.
There is not only a steady stream of commuter traffic, which fails to observe the speed limit, but an ever increasing amount of large lorries and industrial traffic, much of which

is wholly unsuitable for the ascent of Boxley Hill with its sharp corner. This includes an extraordinary number of tractors carrying diggers, which do not appear to be for agricultural purposes, articulated lorries and other large vehicles.

Traffic coming from different areas of Medway converge upon Boxley, much of it considers this end of the village to be a race track, either racing down to the centre of the village or picking up speed to exit. At peak times it frequently comes to a stand still. For us, personally, situated as we are on a bend, it can often be difficult and dangerous to drive out onto the road.

At the very least we need some large 20 signs painted on the road, especially at the top end of the village. But there is also a pressing need to consider the inadequacies of the infrastructure linking Maidstone to Medway, as the present network of narrow lanes leading up to Chatham, Gillingham, Rainham, Walderslade etc, are quite inadequate'.

Responses from Jennie Watson

'I have checked the crash data over the last 3 years and there has been one slight incident. We therefore have no plans to make any changes at this location at this time.

If these are measures which the parish council support and could possibly fund, this will need to be included in your Highway Improvement Plan for future investigation.

Meanwhile, the lead enforcement agency for speeding offences is Kent Police; Kent County Council have no powers of speed enforcement. If the local residents are concerned about vehicles speeding in the area they can contact the Kent Police Speed Watch Team at

<https://www.kent.police.uk/advice/community-support/speedwatch/>

This team can provide training on community led speed enforcement, and act as a link with the local Police regarding Police speed enforcement.'

'Should the parish council support installing roundels, then again this can be added to your Highway Improvement Plan for consideration.'

BOXLEY PARISH COUNCIL – HIGHWAYS IMPROVEMENT PLAN/ACTION PLAN

HIGHWAY IMPROVEMENT PLAN – Stage 1			ACTION PLAN – Stage 2		
Priority	Location	Problem and suggested remedy	Cost Estimate	Funding Source	Action/Programme (Who/When)
1.	Walderslade Woods	Crashes regularly occur along this stretch, particularly around Impton Lane Junction – Request to reduce the speed limit to 50mph		KCC	<ol style="list-style-type: none"> 1. Traffic Surveys to be carried out 2. Funding to be sourced 3. TRO to be progressed 4. Works to be carried out on site
2.	Provender Way	Parking an issue during school times – request for school keep clear markings to be installed either side of crossing or part time 20mph limit		???	5/11/19 - Site visit carried out Will look at in more detail in 2020
3.	Westfield Sole Road	Request for “unsuitable for HGV’S” advisory signs			5/11/19 – Site visit carried out and signs already in place
4.	Harp Farm Road both ends	Request for “unsuitable for HGV’S” advisory signs		KCC	5/11/19 – Site visit carried out – Will raise job
5.	Weavering Street	No footway along this road – Request for pedestrian warning signs and SLOW markings		KCC	5/11/19 – Site visit carried out – Warning signs already in place but will look at installing SLOW markings next to signs outside “Kingsley” and refresh SLOW marking outside Yew Tree Cottage.
6.	Grange Lane	Speeding vehicles as road used as cut through		KCC	Not a priority but will continue to monitor

7.	Olivine Close – next to No. 42	Footway is being used by motorbikes			Footpath is KCC highway land -
8.	Boxley Village - pavement from the bus stop to the Old School House in the Maidstone direction.	One resident has been hit by vehicle wing mirrors on 2 occasions. Protective measures need to be put in place to protect residents walking along the pavement to prevent further injury. Route used by parents with children.			
9.	Sandy Lane (on bridge just after The Bull	Road in poor state of repair, needs unsuitable for HGV signs.			
10.	Boxley Village	Pavement patched and in poor condition causing problems for pedestrians especially as not lit			

Environment Committee Budget 2020/2021										
INCOME										
Ref.	Description	Code	Budget 2019/20	Year to date	Year end predicted	Budget 2020/21	Forecast income 2021/22	Forecast exp 2022/23	Supporting information and forecast plan.	Expected date of transactions
	Drawn from reserves or precept		55,400						As the Parish Council has Power of Competency it could omit the legislation information contained within this document. However this information proves valuable to new and existing councillors so it is being	
	Total		55,400			0	0	0	Budgets are classified, by the RFO and committee.	
EXPENDITURE various centres										
Ref.	Description	Code	Budget 2019/20	Year to date	Year end predicted	Budget 2020/21	Forecast income 2021/22	Forecast exp 2022/23	Supporting information and forecast plan.	Expected date of transactions
3.1	Coach tour	4110	400	0	0	420	0	460	Coach Tour. On average takes place every two years. Generally in May later if an election year. [LGA 1972 s	May/ June 2020
3.2	Street maintenance	4800/300	15,000	0		15,000	15,000	15000	Street maintenance including barriers, signs, litter etc. Env. Committee has an agreed policy/procedure/projects for allocating the budget.	Can't predict
3.3	Highway Projects	4802/300	40,000	0	40,000	20,000	20,000	20,000	Projects to be approved by parish council. Following a meeting with KCC Highways, if BPC offer to pay some of the cost, getting funding for projects is more likely. Projects: speed reduction and road improvements Walderslade Woods, Provender Way, Speed indicator signs, 20MPH zone. Also commissioning of a traffic survey.	Can't predict
	Total		55,400	0	40,000	35,420	35,000	35460		

12. Volunteer Groups

12.1 Friends of Weaving Heath carried out a litterpick on Saturday 30 November and of the seven volunteers who attended on the day was a young lady working towards her DofE award. 12 bags of litter and rubbish were picked up along Grovewood Drive North, Grove Green.

