



**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 9<sup>th</sup> September 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 2<sup>nd</sup> September 2019**  
To consider the minutes and if in order sign as a true record (page 3-5)
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.
  - 4.2 Minute 3268/4.3 Litter bin New Cut Road. An update will be provided at the meeting.
  - 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 5).
6. **Planning Decisions, Appeals and Appeals Decisions – INFORMATION**  
To receive and consider any information. See report (page 5).
7. **Highways and Byways - DECISION**
  - 7.1 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. **Planning Training from MBC** see report (page 6)
11. **Consultations** see report (pages 7-9)
12. **Volunteer Groups – INFORMATION**

To receive any reports.

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

Requests for items to be included on the next agenda.

14. **Next Meeting**

Next full Environment Committee meeting 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: 3 September 2019

**Supporting agenda papers for the Environment Committee Meeting 9<sup>th</sup> 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 2<sup>nd</sup> September 2019 - DECISION**

**Minutes of the Environment Committee on Monday 2 September 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, John Constable, Denis Hollands and Pat Huntingford, together with Mrs D Baylis Clerk

1. **Apologies and absences**

Cllr J Willmott

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

None

3. **Minutes of the Meetings 19 August 2019**

The minutes were agreed and signed as a correct record.

4. **Matters Arising from the Minutes**

4.1 Minute 3268/4.3 Litter bin New Cut Road. An email had been received from MBC saying that they had no budget to replace the bin and asking the Parish Council to pay for one to be installed. After discussion it was agreed that Councillor Constable would take some photographs to demonstrate how bad the litter and dog waste bag problem has become since the removal of the dog waste bin so that the Clerk can contact MBC and ask for a replacement bin to be installed in place of the one they removed. It was agreed that another bin needed to be placed near the traffic lights on New Cut Road. As this was mainly a problem with school children dropping litter, the Clerk was asked to write to the school to see if they would donate towards the cost of a bin.

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

No members of the public present

5. **Planning applications for consideration**

**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.

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

**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

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

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

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

**Boxley Parish Council response:** Boxley Parish Council would like to object 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 any increase in traffic would cause problems.

If the Planning Officer is minded to approval, 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.

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

Adaption to 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.

**Boxley Parish Council response:** Boxley Parish Council would like to see this application approved.

**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.

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

**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.

**Boxley Parish Council response:** Boxley Parish Council have no material reasons to object to this application but have concerns about adequate parking provision given the location. If the Planning Officer is minded to approve the application Boxley Parish Council would like a condition imposed that keeps the building used as an annex to the existing property and not sold as a separate dwelling.

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

Single storey rear extension

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

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

The Planning decisions on the Agenda were noted.

**7. Items for Next Agenda**

Requests for items to be included on the agenda to be submitted no later than 5 September 2019.

**Noted.**

**8. Next Meeting**

Next Environment Committee meeting 9<sup>th</sup> September 2019 at 7.30 pm at Beechen Hall, Wildfell Close, ME5 9RU

Meeting closed 9.30pm.

Signed as a correct record of the proceedings.

Chairman ..... Date .....

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

**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)

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

Creation of a dropped kerb

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

TPO application to fell one oak tree

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

**APPEAL**

**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.

**DECISIONS**

**19/503513/FULL 5 Aston Close Boxley Chatham Kent 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

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:  
Proposed Plans, Elevations and Site Plan 1636/ACW/02  
Survey Details 1636/ACW/01  
Proposed Plans and Sections 1636/ACW/03  
The plans above were received 9th July 2019.  
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.

Informative(s):

- (1) The grant of this permission does not convey any rights of encroachment over the boundary with the adjacent property in terms of foundations, eaves, guttering or external cladding, and any persons wishing to implement this permission should satisfy themselves fully in this respect.

**Boxley Parish Council Response:** Whilst the Parish Council has no material planning reason to object they have the following concerns:

3 and 5 Aston Close are link detached houses with the garage to be converted forming the link between the properties. On visiting the site no planning notice was seen so the Parish Council has

concerns that the residents at no 3 might be unaware of their neighbours' plans and their possible

interference with the party wall which separates the 2 garages.

### Item 10 Planning Training from MBC

The following was received from Mike Nash at MBC. Would any members like to attend any of the sessions below. Mel and I would like to attend the ones we have indicated and we can send 2 attendees to each session.

At its meeting on 27 June 2019, the Maidstone Borough Council Planning Committee resolved: "3. That Planning Committee Members and Substitute Members are strongly recommended to complete the following optional training sessions:

- Between 3-4 specialised/best practice subject area sessions covering S106 Agreements, Maidstone Building for Life 12, NPPF – Housing, NPPG, Landscape and Ecology and Enforcement.
- Design Tours - to include neighbouring Boroughs and Maidstone Borough.

4. That Parish Council Members should be invited to attend the planning training sessions."

A programme of training has since been created. The programme is summarised in the table below, while calendar invites for each individual session will be sent to invitees.

Training	Date/Time	Location	Notes
NPPF - Housing	23 September 18:00 – 20:00	Town Hall Chamber	Due to capacity, Parish Councils are asked to nominate a maximum of two representatives to attend each of these sessions.
Enforcement Mel	10 October 18:00 – 20:00	Town Hall Chamber	
NPPF Dani	14 October 18:00 – 20:00	Town Hall Chamber	
Maidstone Building for Life 12	28 October 18:00 – 20:00	Town Hall Chamber	
NPPG Dani	11 November 18:00 – 20:00	Town Hall Chamber	
S106/CIL Dani and Mel	14 November 18:00 – 20:00	Town Hall Chamber	
Landscape and Ecology Dani	20 January 18:00 – 20:00	Town Hall Chamber	

## Item 11 Consultations

### Kent County Council Consultations

Clerks note: This is a 27 page document relating to developments of 10 plus houses or developments over 1000 square feet. It is a very detailed complicated document which requires expert knowledge. I have attached the link below.

#### Drainage and Planning Policy Statement

You've been invited to participate in the **Drainage and Planning Policy Statement** consultation by the consultation manager, Engagement & Consultation Team.

This consultation is open from 13 Aug 2019 at 10:00 to 30 Sep 2019 at 23:59.

Dear Sir or Madam,

As you have previously expressed an interest in receiving information on Consultations regarding Environment & Countryside, Planning & Planning Applications and/or General Interest you may be interested in the following consultation.

Kent County Council (KCC) is currently consulting on their Drainage and Planning Policy Statement.

This Policy Statement has the opportunity to inform development and manage flood risk, important issues within Kent. We wish to ensure that the Policy Statement reflects our communities' views on how development and drainage are provided so welcome comments during this consultation period.

We would particularly welcome feedback from those involved in delivering development within Kent – both professionals involved in planning and other technical specialisms as well as commercial development organisations.

This consultation closes on the 30th September 2019. Please click on the link below to take part or visit [www.kent.gov.uk/consultations](http://www.kent.gov.uk/consultations) to find out more.

Yours faithfully

KCC's Engagement and Consultation Team

<https://consultations.kent.gov.uk/consult.ti/DrainageandPlanningPolicy/consultationHome>

#### Section 19 Flood Investigation Reporting Policy

You've been invited to participate in the **Section 19 Flood Investigation Reporting Policy** consultation by the consultation manager, Engagement & Consultation Team.

This consultation is open from 19 Aug 2019 at 10:00 to 30 Sep 2019 at 23:59.

Dear Sir or Madam,

As you have previously expressed an interest in receiving information on Consultations regarding Countryside & Environment and General Interest you may be interested in the following consultation.

Kent County Council (KCC) is currently consulting on their Section 19 Flood Investigation Reporting Policy.

We would particularly welcome feedback from those who have been flooded and who have been subject to a flood investigation report in the past. We would also like to hear from partners whose assets might be involved in flood events and have been or may be named in a flood report.

To fill in our online questionnaire, please click on the link below or visit our website [www.kent.gov.uk/consultations](http://www.kent.gov.uk/consultations) to find out more.

This consultation closes on the 30th September 2019.

Yours faithfully  
KCC's Engagement and Consultation Team

Kent County Council (KCC) is the Lead Local Flood Authority (LLFA) for Kent under the Flood and Water Management Act 2010. As Lead Local Flood Authority, KCC has a strategic overview of local flooding. Local flooding is defined by the Act as flooding which is caused by:

Surface water,  
Groundwater, and  
Ordinary Watercourses

As LLFA, KCC has a number of powers and duties for the management of local flood risk in the county. These powers and duties include the duty to publish reports of investigations into flooding. The Act does not set specific threshold for publishing a report under Section 19, it allows LLFAs to determine the criteria that requires one.

The current policy for publishing reports of flood events sets the threshold for an investigation at one property internally flooded. Our experience of exercising this power is that a formal report of the flood event is often not necessary or useful for small floods.

Producing the report is time consuming and resource intensive, which can delay the delivery of actions to mitigate future floods. The evidence for the report must be compiled from a number of sources and written into a report which needs to be consulted on with the parties referenced in it. This process can take several months, typically nine to twelve months from the flood to publishing the report, sometimes longer.

For smaller flood events, the formal report is not necessary, nor does it lead to a different outcome. The report itself does not provide KCC any powers to require risk management authorities to undertake works, it is only a public statement of the circumstances of the flood event. Formal, public reports of flood investigations are often not wanted by the victims of the flooding either, simple statements of the issues are usually all they require.

Reports of flood investigations remain valuable for flood events where a public statement of the flood event is useful. This includes occasions where several properties have been flooded, where there is no recent memory of flooding and where the flooding is complex and a public report is useful for explaining the causes.

### **Proposed Policy**

KCC proposes to investigate events that flooded residential properties internally or that disrupted local services, where no other body is investigating or planning to investigate the flooding, but we propose that not all of these flood events should be followed by a published report.

KCC officers will continue to liaise with the subjects of the flooding and report to them the findings of the investigation, though not necessarily through a published report.



KCC proposes to increase the threshold for publishing reports of flood investigations so that they are used when they add value. The proposed policy for publishing reports of flooding is set out in the box below:

#### Section 19 Flood Investigation Policy

KCC will undertake an investigation into a flood event and publish a report of the findings where no other risk management authority is exercising or proposing to exercise its risk management functions and where:

- the flooding causes internal flooding to five or more properties or critical infrastructure assets in a localised area; or
- The flood mechanism is complex, for instance there are two or more sources of floodwater involved or the source or mechanism of the flooding is unclear and there is a public interest to explain this mechanism; or
- KCC determines that a report of the flooding is merited.