



BOXLEY PARISH COUNCIL
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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 14 September 2020 at 7.30 pm**. Due to the current situation this will be a remote meeting and anyone wishing to 'attend' needs to contact the Parish Office for joining instructions.

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.

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

One member of the public has requested to speak (see report page 3)

3. **Minutes of the Meeting held on 7 September 2020** (Page 3-4)

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

4. **Matters Arising from the Minutes**

4.1 Any other matters arising from the minutes not on the agenda.

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

To consider applications received. See report (page 5).

6. **Ratifications**

To ratify the planning responses made by the Clerk after consulting members. See report (page 5)

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

To receive and consider any information. See report (page 5-15).

8. **Highways and Byways - DECISION**

8.1 Highways Improvement Plan (attached separately)

8.2 Boarley Lane (page 15-17)

8.3 Junction 3 of the M2 (Page 17-18)

8.4 Beechen Bank Road footpath

8.5 Network Rail – temporary traffic lights on Grove Wood Drive South (see page 18-19)

8.6 To consider any issues raised at the meeting

9. **Policy and Procedure - Review**

Committee Terms of reference (Page 19-20)

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

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

11. **Memorial Bench for Parish Councillor Wendy Hinder**

12. **Consultations**

13. **Volunteer Groups – INFORMATION**

To receive any reports.

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

Requests for items to be included on the next agenda.

15. **Next Meeting**

Next full Environment Committee meeting 10 August 2020 commencing at 7:30pm.

Venue to be confirmed

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: 8 September 2020

Supporting agenda papers for the Environment Committee Meeting 14 September 2020. 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).

Member of the Public's request to speak

Mr Richard Sheppard who owns the land on the North Side of Boxley Village Green adjacent to the wall has asked for members time so that he can present his plans for the land.

Item 3. Minutes of the Meeting held on 7 September 2020 - DECISION

Minutes of the Environment Committee Meeting held on Monday 7 September 2020 held by Conference call due to the Covid-19 Pandemic following on from the Parish Council Meeting commencing at 7.30 pm.

Present: Cllr B Hinder – Chair, Cllrs A Brindle, Mr I Davies, Mrs P Huntingford, J Willmott, L Clarke, V Davies, W Salter and C Sheppard together with Mrs D Baylis, Clerk.

2 **Apologies and absences**

Cllr Hollands

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

Cllr Brindle declared that she thought she might have a conflict of interest being on Maidstone Borough's Planning Committee. The Committee felt that the conflict was more likely to arise when Boxley issues came before MBC's planning committee. The Clerk would check with KALC.

3. **Minutes of the Meetings held on 13 July 2020**

The minutes were agreed and would be signed when possible.

Cllr Hinder confirmed that he had been into the office and signed all previous agreed minutes.

4. **Matters Arising from the Minutes**

4.1 Any other matters arising from the minutes not on the agenda.

None

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

No members of the public had joined the meeting.

5. **Planning Applications for Consideration – Decision**

20/503611/FULL Snow Logs, Boxley Road, Walderslade, ME5 9JD

Erection of a first floor front/flank extension over existing lounge and first floor rear extension over existing kitchen, with external deck access to rear garden and reconfigured steps.

Boxley Parish Council Response: Boxley Parish Council have no material planning reasons to object to this application.

20/503739/TPOA 12 Forestdale Road, Boxley, ME5 9NB

TPO Application 1 x Cherry tree crown reduction from height 10m to 8m and width 10m to 8m. 1 x Hornbeam tree crown reduction 12m tall before work to be cut to 9m tall after, 6m wide before work to 4.5m wide after and 1 x Goat Willow tree crown reduction 6m tall before work to be cut to 4m tall after.

Boxley Parish Council Response: Boxley Parish Council defer to the views of the Tree Officer

20/5037/TPOA 37 Forestdale Road, Boxley, ME5 9NB

Tree Preservation application for works to: Tree 1 (rear garden) = Hornbeam tree cluster – reduce in height from 30ft to 22.5ft and width from 26ft to 19.5ft. Tree 2 (front garden) = Silver Birch – reduce in height from 43ft to 32ft and width from 22ft to 16.5ft.

Boxley Parish Council Response: Boxley Parish Council defer to the views of the Tree Officer

20/503809/TPOA 1 Iris Close, Boxley, ME5 9QD

TPO Application – T1 Quercus Robur (Oak), Lift crown to 3m and prune lower crown growing towards #1-3 by 1.5m (6.6m to 4.7m) and 10% reduction (.5m 15.2m to 14.7m) and formative prune. Re-growth unsightly reducing amenity value of majestic tree.

Boxley Parish Council Response: Boxley Parish Council defer to the views of the Tree Officer

6. Ratifications

The planning responses made out of meeting by the Clerk after consulting members were ratified

7. Appeals

Appeal Ref: W/4000498 Appeal of 19/504442/FULL Land East of Gleaming Wood Drive

The additional Appeal response made out of meeting by the Clerk after consulting members was ratified

8. Items for Next Agenda

Requests for items to be included on the next Agenda.

9. Next Meeting

Next Environment Committee meeting 14 September 2020 commencing at 7.30pm

Meeting closed 8.46 pm.

Signed as a correct record of the proceedings.

Chairman Date

Item 5. Planning Applications for Consideration – DECISION

20/503848/FULL Land adjacent to La Torre, Boxley Road, Walderslade, ME5 9JE

Erection of a detached dwelling (resubmission of 20/502292/FULL)

20/503995/TPOA 31 Olivine Close Walderslade ME5 9NQ

Tree Preservation Order application to remove one Ash Tree

20/504037/PNEXT 27 Franklin Drive Weaving Maidstone Kent ME14 5SY

Prior notification for a proposed single storey rear extension which: A) Extends by 5 metres beyond the rear wall of the original dwelling. B) Has a maximum height of 3.9 metres from the natural ground level. C) Has a height of 2.45 metres at the eaves from the natural ground level.

20/503910/TPOA 11 Trotwood Close, Boxley, ME5 9JU

TPO application to crown reduce one Hornbeam to height of 8 metres, spread of 6m.

Item 6. Ratifications

To ratify the planning responses made by the Clerk after consulting members.

20/503556/FULL 22 Camomile Drive, Weaving, ME14 5FL

Erection of a single storey rear extension and internal alteration. Conversion of garage to habitable space, including erection of single storey front and side extensions which link to main dwelling.

Boxley Parish Council response: Boxley Parish Council have no material planning reasons to object to this application.

Item 7. Planning Decisions, Appeals and Appeals Decisions – INFORMATION

20/503435/LBC Watercress Cottage The Street Boxley Maidstone Kent ME14 3DX

Listed Building Consent for insertion of new oak post into existing mortice to replace one previously removed.

The Council hereby **GRANTS** permission/consent for the proposal referred to above 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 2000

(2) The works hereby permitted shall be carried out in accordance with the following approved plans unless otherwise agreed in writing by the local planning authority: Site location plan, block plan, T0001 Rev 04, BR3 Rev 0;

Reason: To clarify which drawings have been approved and to preserve the character, appearance and special interest of the listed building.

(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. 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. Please note you must comply with all the conditions attached to this consent; otherwise the consent may not be valid and any works may be unauthorised.

Boxley Parish Council response: Boxley Parish Council defer to the views of the Conservation Officer

20/503256/NMAMD 2 Harvesters Way Weaving ME14 5S

Non-material amendment: Only the two storey rear extension is to be built with a pitched roof (relates to original application ref: 18/505439/FULL).

The Council hereby confirms that it is **SATISFIED** that the above amendments to the relevant planning permissions are not material. These amendments can be incorporated into your original planning permission.

Boxley Parish Council response: Boxley Parish Council have no material planning reasons to object to this application

20/503130/TPOA 12 Olivine Close Walderslade ME5 9NQ

Tree Preservation Order no. 1 of 1969: An application for consent to remove epicormic growth from trunks, to thin crowns by 15-20%, to remove branches closest to roof of property, and to remove dead crossings or rubbing branches from 2(no) Oak trees

Following consideration of your application the Local Planning Authority has **GRANTED CONSENT** for the tree work referred to above subject to the following Condition(s):

(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.

The decision above is valid for two years from 17th July 2020 and any allowable work may only be carried out once. If you do not carry out the works within this period you must submit a new notification if you still want to proceed.

Boxley Parish Council response: Boxley Parish Council defer to the views of the tree officer

20/503061/LAWPRO 17 Meadowdown Weaving Maidstone Kent ME14 5TN

Lawful Development Certificate for a proposed single storey flat roof extension with light lantern.

The Council hereby certify that on 14.07.2020 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 would be lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended) for the following reason(s): The reasons for approval are:

(1) The proposal is considered to be lawful development thereby permitted by virtue of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Informative(s):

(1) A.3 Development is permitted by Class A subject to the following conditions—

(a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

(b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be— (i) obscure-glazed, and (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and (c) where the enlarged part of the dwellinghouse has more than a single storey, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

(2) The decision was based on the following plans: Site Location Plan (received 10th July 2020) Existing Ground Floor Plan - 2012 101 Existing Roof Plan - 2012 102 Existing Rear Elevation - 2012 103 Proposed Ground Floor Plan - 2012 111 Proposed Roof Plan - 2012 112 Proposed Rear Elevation - 2012 113 Proposed Layout - 2012 114 The above plans were received 3rd August 2020.

It is the responsibility of the developer to ensure, before the development hereby approved is commenced, that approval under the Building Regulations (where required) and any other necessary approvals have been obtained, and that the details shown on the plans hereby approved agree in every aspect with those approved under such legislation.

Boxley Parish Council were not invited to comment on this application.

20/502983/TPOA 15 Wildfell Close Boxley ME5 9RU

TPO application to fell one Hornbeam.

The Council hereby **GRANTS** permission/consent for the proposal referred to above subject to the following Condition(s):

(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.

The decision above is valid for two years from the date of this permission and any permitted work may only be carried out once, unless otherwise specified. If you do not carry out the works within the prescribed period you must submit a new application if you still want to proceed

Boxley Parish Council response: Boxley Parish Council defer to the views of the tree officer.

20/502950/TPOA 5 Round Wood Close Walderslade Chatham Kent ME5 9UL

Tree Preservation Order application - T1: Hornbeam (Carpinus betuls) - fell the tree and replace with Hazel 'Corylus avellana'.

The Council hereby **GRANTS** permission/consent for the proposal referred to above subject to the following Condition(s):

1. One replacement Hazel tree shall be planted on or near the land on which the tree stood during the planting season (October to February) in which the tree work hereby permitted is substantially completed or, if the work is undertaken outside of this period, the season immediately following, except where an alternative proposal has been submitted to and approved in writing by the local planning authority one month prior to the end of the relevant planting season. The replacement tree shall be of not less than Nursery light STD size (6-8cm girth, 2.5-2.75m height), conforming to the specification of the current edition of BS 3936, planted in accordance with the current edition of BS 4428 and maintained until securely rooted and able to thrive with minimal intervention;

Reason: To safeguard the amenity and nature conservation value of the tree/s that has/have been removed and to maintain and enhance the character and appearance of the local area.

(2) Any tree planted in accordance with the conditions attached to this permission, or in replacement for such a tree, which within a period of five years from the date of the planting is removed, uprooted, destroyed, dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, shall, in the same location, be replaced during the next planting season (October to February) by another tree of the same species and size as that originally planted, except where an alternative proposal has been submitted to and approved in writing by the local planning authority prior to that planting season;

Reason: To safeguard the amenity and nature conservation value of the tree/s that has/have been removed and to maintain and enhance 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

The decision above is valid for two years from the date of this permission and any permitted work may only be carried out once, unless otherwise specified. If you do not carry out the works within the prescribed period you must submit a new application if you still want to proceed.

Boxley Parish Council response: Boxley Parish Council defer to the views of the tree officer.

20/502941/FULL 4 Teasel Close Weaving Maidstone Kent ME14 5FN

Demolition of existing conservatory and erection of a part two storey/part single storey rear extension and first floor side extension, including conversion of garage to habitable space

Application withdrawn

20/502929/FULL 1 Wytherling Close Bearsted Maidstone Kent ME14 4QB

Erection of single storey front extension and single storey side and rear extension. Conversion of garage to a habitable space.

The Council hereby **GRANTS** permission/consent for the proposal referred to above 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 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

(3) The development hereby permitted shall be carried out in accordance with the following approved plans: Existing and Proposed Block Plans - Received 02.07.20 Existing and Proposed Floor Plans and Elevations - Received 02.07.20

Reason: To clarify which plans have been approved.

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.

Boxley Parish Council response: Boxley Parish Council have no material planning reasons to object to this application.

20/502772/TPOA 10 Longwood Walderslade Chatham Kent ME5 9JG

TPO Application for 1 x (T1) Old Chestnut coppice in far corner of garden in boundary fence, coppices just above ground level to allow regeneration and increase light in garden and 1 x (T2) Old Chestnut coppice in corner of garden, coppice to just above ground level to allow regeneration and increase light in garden.

The Council hereby **GRANTS** permission/consent for the proposal referred to above subject to the following Condition(s):

(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

(2) No grubbing or extraction of stumps or coppice stools, nor application of herbicide or chemical treatment, shall be used to prevent re-growth;

Reason: To safeguard the successful regeneration and longevity of the trees/coppice and their/its contribution to amenity and nature conservation together with the character and appearance of the local area

(3) Any coppiced tree, which dies within two years from the date of the coppicing work, shall, in the same location, be replaced during the next planting season (October to February) by another tree of the same species. The tree shall be of not less than Nursery STD size (8-10cm girth, 2.75-3m height), conforming to the specification of the current edition of BS 3936, except where an alternative proposal has been submitted to and approved in writing by the local planning authority prior to that planting season, and shall be maintained thereafter;

Reason: To safeguard the successful regeneration and longevity of the coppice and its contribution to amenity and nature conservation

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. The decision above is valid for two years from the date of this permission and any permitted work may only be carried out once, unless otherwise specified.

If you do not carry out the works within the prescribed period you must submit a new application if you still want to proceed

Boxley Parish Council response: Boxley Parish Council defer to the views of the Tree Officer

20/502724/TPOA 5 And 6 Greenways Weaving Maidstone Kent ME14 5JU

TPO application is to cut back to boundary 5 x trees overhanging branches from No 5 Greenways and cut back to boundary 4 x trees overhanging branches from No 6 Greenways Following consideration of your application the Local Planning Authority has **GRANTED CONSENT** for the tree work referred to above subject to the following Condition(s):

(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.

The decision above is valid for two years from 24th June 2020 and any allowable work may only be carried out once. If you do not carry out the works within this period you must submit a new notification if you still want to proceed.

Boxley Parish Council response: Boxley Parish Council defer to the views of the tree officer

20/502740/TPOA 12 Round Wood Close Walderslade Chatham Kent ME5 9UL

TPO Application for 1x Hornbeam (T1) - crown lift to achieve 15m ground clearance. Thin canopy by 10% focusing on dead wood and inferior conflicting branches. 1 x Oak (T2) - crown lift to achieve 15m ground clearance. Thin canopy by 10% focusing on dead wood and inferior conflicting branches. 1 x Cherry (T3) - remove lowest NE branch at 5m.

Following consideration of your application the Local Planning Authority has **GRANTED CONSENT** for the tree work referred to above subject to the following Condition(s):

(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.

The decision above is valid for two years from 22nd June 2020 and any allowable work may only be carried out once. If you do not carry out the works within this period you must submit a new notification if you still want to proceed

Boxley Parish Council response: Boxley Parish Council defer to the views of the Tree Officer

20/502673/TPOA 9 Longwood Walderslade Chatham Kent ME5 9JG

TPO Application for 1 x (T1) Hornbeam 15-20m Failed single ivy covered stem leaning into T3 and T11 re coppice just above ground level to allow regeneration. 1 x (T2) Hornbeam 15-20m Failed single ivy covered stem leaning into T3 and T11 re coppice just above ground level to allow regeneration. 1 x (T3) Hornbeam 15-20m Muti stemmed over stood coppice far stem leaning heavily. towards neighbouring property re coppice just above ground level to allow regeneration. 1 x (T4) Hornbeam 15-20m Muti stemmed over stood coppice re coppice just above ground level to allow regeneration. 1 x (T5) Hornbeam 15-20m single stem re coppice just above ground level to allow regeneration. 1 x (T6) Hornbeam 10m single stem re coppice just above ground level to allow regeneration. 1 x (T7) Hornbeam 10-15m single stem heavily leaning towards neighbouring property re coppice just above ground level to allow regeneration. 1 x (T8) Hornbeam 15-20m single stem re coppice just above ground level to allow regeneration. 1 x (T9) Hornbeam 15-20m Muti stemmed over stood coppice far stem leaning heavily towards neighbouring property re coppice just above ground level to allow regeneration. 1 x (T10) Hornbeam 15-20m Muti stemmed over stood coppice re coppice just above ground level to allow regeneration. 1 x (T11) Hornbeam 15-20m Muti stemmed over stood coppice leaning heavily towards property re coppice just above ground level to allow regeneration.

The Council hereby **GRANTS** permission/consent for the proposal referred to above subject to the following Condition(s):

(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

(2) No grubbing or extraction of stumps or coppice stools, nor application of herbicide or chemical treatment, shall be used to prevent re-growth;

Reason: To safeguard the successful regeneration and longevity of the trees/coppice and their/its contribution to amenity and nature conservation together with the character and appearance of the local area

(3) Any coppiced tree, which dies within two years from the date of the coppicing work, shall, in the same location, be replaced during the next planting season (October to February) by another tree of the same species. The tree shall be of not less than Nursery STD size (8-10cm girth, 2.75-3m height), conforming to the specification of the current edition of BS 3936, except where an alternative proposal has been submitted to and approved in writing by the local planning authority prior to that planting season, and shall be maintained thereafter;

Reason: To safeguard the successful regeneration and longevity of the coppice and its contribution to amenity and nature conservation

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.

The decision above is valid for two years from the date of this permission and any permitted work may only be carried out once, unless otherwise specified. If you do not carry out the

works within the prescribed period you must submit a new application if you still want to proceed.

Boxley Parish Council response: Boxley Parish Council defer to the views of the Tree Officer

20/502595/TPOA 28 The Hedgerow Weaving ME14 5TG

TPO Application to remove branches of one Oak tree that are overhanging the boundary of No. 26, reduction of height to 9.5m and crown lift to 6m; Cut back branches on one Conifer, four Field Maples, one Ash and one Hazel to original pruning points (as per 17/502993/TPO).

The Council hereby **GRANTS** permission/consent for the proposal referred to above subject to the following Condition(s):

(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 Council's decision does not override the need to obtain the tree owner's consent for works beyond your boundary.

(2) The tree to which this decision relates is considered to have special amenity value and, in view of its age, maturity and current condition, it is recommended that a replacement tree be planted at the earliest opportunity. All replanting should be undertaken using appropriate species in accordance with the current edition of BS 4428 and maintained until securely rooted and able to thrive with minimal intervention.

(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.

The decision above is valid for two years from the date of this permission and any permitted work may only be carried out once, unless otherwise specified. If you do not carry out the works within the prescribed period you must submit a new application if you still want to proceed.

Boxley Parish Council response: Boxley Parish Council defer to the views of the Tree Officer

20/502592/FULL 3 Coltsfoot Drive Weaving Maidstone Kent ME14 5FP

Demolition of conservatory and erection of single storey rear extension.

The Council hereby **GRANTS** permission/consent for the proposal referred to above 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: NK/19/01; NK/19/02A; NK/19/03A.

Reason: To clarify which plans have been approved.

(3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason: To ensure a satisfactory appearance to the development.

Informative(s):

(1) It is the responsibility of the developer to ensure, before the development hereby approved is commenced, that approval under the Building Regulations (where required) and any other necessary approvals have been obtained, and that the details shown on the plans hereby approved agree in every aspect with those approved under such legislation.

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 response: Boxley Parish Council made no comment on this application

20/502377/TPOA 10 Round Wood Close Walderslade ME5 9UL

Work to one Oak tree in our back garden, as follows: 1. Remove dead, damaged and diseased limbs 2. Crown lift 3. Crown thin by 30%

The Council hereby **GRANTS** permission/consent for the proposal referred to above subject to the following Condition(s):

(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.

The decision above is valid for two years from the date of this permission and any permitted work may only be carried out once, unless otherwise specified. If you do not carry out the works within the prescribed period you must submit a new application if you still want to proceed.

Boxley Parish Council response: Boxley Parish Council made no comment on this application

20/502387/TPOA 10 Podkin Wood Walderslade Chatham Kent ME5 9LY

TPO Application for 1 x Hornbeam - Crown Raise, lower limbs 5m from ground level to 8m from the ground.

The Council hereby **GRANTS** permission/consent for the proposal referred to above subject to the following Condition(s):

(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.

The decision above is valid for two years from the date of this permission and any permitted work may only be carried out once, unless otherwise specified. If you do not carry out the works within the prescribed period you must submit a new application if you still want to proceed.

Boxley Parish Council response: Boxley Parish Council defer to the views of the tree officer.

20/502339/FULL 51 Threshers Drive Weaving Maidstone Kent ME14 5UA

Erection of a concrete fence post and one panel of harris rail fence to front boundary.

The Council hereby **GRANTS** permission/consent for the proposal referred to above 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 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

(3) The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan (received 01.06.20) Site Location Plan (received 01.06.20) Existing Block Plan (received 08.06.20) Proposed Block Plan (received 08.06.20) Existing Plan and Elevations - 2020-621 101 (received 10.07.20) Proposed Plan and Elevations - 2020-621 102 (received 10.06.20)

Reason: To clarify which plans have been approved.

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.

20/502312/TPOA 2 Wildfell Close Boxley Chatham Kent ME5 9RU

TPO application for 1 x Oak -(T1) Remove long limbs growing directly over the roof of No.2 and neighbour, reduce the remainder of the tree by 1.5-2 meters with a final measurement height of 11m with a crown spread of 4 meters.

Following consideration of your application the Local Planning Authority has **GRANTED CONSENT** for the tree work referred to above subject to the following Condition(s):

(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.

The decision above is valid for two years from 22nd June 2020 and any allowable work may only be carried out once. If you do not carry out the works within this period you must submit a new notification if you still want to proceed

Boxley Parish Council response: Boxley Parish Council defer to the views of the Tree Officer

20/502037/REM Kent Medical Campus Newnham Way Maidstone Kent

Reserved Matters of appearance, landscaping, layout and scale of temporary car park pursuant to outline application 16/507292/OUT as varied by 18/506609/OUT (Application to vary conditions 3, 4, and 5 of planning permission 16/507292/OUT (outline application with access sought for development of medical campus) to allow for the relocation of the Nature Reserve). The Council hereby **GRANTS** permission/consent for the proposal referred to above subject to the following Condition(s):

(1) The car park hereby permitted shall be commenced in accordance with the time limits under 18/506609/OUT (which is 2 year from the approval of the last of the Reserved Matters) and the Local Planning Authority shall be notified in writing of the date of commencement within 1 calendar month of that event. On or before 5 years from the date of implementation, the car park shall be removed and the land upon which it is sited shall either be restored to its former condition or developed in compliance with a subsequent planning permission/approval of Reserved Matters.

Reason: There is inadequate justification for the location, form and materials on a permanent basis.

(2) The gradient of the access to the car park hereby approved shall be no steeper than 1 in 10 for the first 1.5 metres from the highway boundary and no steeper than 1 in 8 thereafter.

Reason: In the interests of highway safety.

(3) Unless otherwise agreed in writing, the car park hereby approved shall be used only by staff and visitors in association with the occupation of the Maidstone Innovation Centre.

Reason: It is the specific use of the Innovation Centre which justifies a divergence from the parking strategy of the Environmental Impact Assessment of the outline planning permission.

Informative(s):

(1) You are reminded that conditions of the outline planning permission will need to be discharged prior to commencement: 9 (contamination); 10 (surface water drainage); (14) Construction Management Plan and Code of Construction Practice; (15) Archaeology; (17) hard surfacing; (18) boundary treatments; (19) lighting; (20) electric vehicle charging points.

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 applicant/agent was advised of minor changes required to the application and these were agreed. 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 response: Boxley Parish Council have no material planning reasons to object to this application.

Item 8.2 Boarley Lane

The land has been cleared and a stream filled in. Residents are very concerned. There are no

plans submitted or passed for this land. Cllr Anne Brindle and the Clerk have reported this to the Environment Agency and the relevant people at Maidstone Borough Council.





8.3 Junction 3 of the M2

Kent County Council Announcement

23 Jul Aecom has been commissioned by Kent County Council to redesign a road junction that is prone to congestion and shunts.

The junction is at the top of Blue Bell Hill, on the A229 between Maidstone and Chatham, close to junction 3 of the M2 motorway.

Aecom will deliver the broad design for a new road scheme that will address congestion and safety issues. Kent County Council has budgeted £140m for the project.

Aecom was appointed as part of its role on a new professional services framework with the council, valued at £25m over the three-year term.

Aecom framework director Richard Carpenter said: "Tackling traffic bottlenecks and improving safety at Blue Bell Hill will make a huge difference to communities in Kent. We are proud to bring our transportation expertise and track record to shape a solution which will leave a lasting beneficial legacy for those who live and travel around Blue Bell Hill."

The framework is a multi-supplier, multi-disciplinary contract for professional services. Kent County Council Cabinet Member for [Highways](#) and Transport Michael Payne said: "This is good news for Kent. Through this new contract we can get access to the best technical advice and innovation in the industry at very competitive rates whilst helping local business."

8.5 Network Rail, temporary traffic lights on Grove Wood Drive South

As per your discussion with my colleague earlier today Network Rail needs to undertake some urgent works to stabilise the railway cutting close to Grovewood Drove South. The works will involve stabilising the rock cutting on both sides of the railway line to make sure that the railway remains safe and open for trains to be able to run. The work will involve clearing trees and vegetation along the length of the cutting between the junctions of Cornflower/Meadowdown/Grovewood Drive South and Ashford Road The work requires temporary traffic lights on Grovewood Drive South for an initial period of 6 months and there is a live application with Kent County Council for these works to start on the 14th September 2020.

The lane closure will give us an area to set up our main site compound and provide safe access to the top of the railway cutting. A second compound will be required inside the playground on Franklin Drive, however, we will not set this up until we need it later in 2020.

To secure the rock face we will be using steel mesh to hold it in place to prevent further rocks from falling onto the line. We secure the mesh by drilling rock anchors and soil nails into the cutting face at various points and then attach the mesh using a rig. Some of our work can be completed whilst the railway is running, but to keep you and our workforce safe we will be completing some overnight works when the trains aren't running.

Noting that you mentioned the fence in the playground on Franklin Drive, I have spoken with the site agent – whom I believe you have spoken with previously – and attach photographs showing the vegetation clearance works we have completed to date. Behind the wooden fence, we have a chainlink fence which prevents unauthorised access to the railway ensuring the safety of the public. As the work progresses, we will require additional access to the railway

using the playground area, similar to the work that has been completed previously. We will make sure the railway boundary is secure for the safety of the public.

Please see below a map of the area where we need to stabilise the cutting.



Please do not hesitate to contact me if you have any questions or concerns with regards to these urgent works.

Clerks Note: the photographs were not attached.

9. Committee Terms of Reference

Boxley Parish Council

Environment Committee Terms of Reference

Role

The role of the Environment Committee is to represent the Parish Council on planning and highway issues and to make recommendations or take relevant action on other community issues.

Responsibilities

The Committee shall:

1. Consider and make representations as to land use.
2. Consider and make representations on planning and other related applications.
3. Make representations on appeals notified and attend public inquiries if considered necessary.
4. Consider and decide on appropriate action for matters relating to anti-social behaviour
5. Represent the Council upon all matters relating to development plans as well as district, structure and local plans and planning policy proposals.

6. Determine all matters relating to street naming.
7. Represent the Council on matters relating to highways, street furniture, roadside waste bins and bus passenger shelters. Bus Shelters that are owned by the Parish Council are dealt with by the Estates Committee
8. All vehicle parking matters.
9. All matters relating to public transport, postal and public utility facilities.
10. All matters relating to street and footway lighting.
11. All matters relating to public rights of way
12. All matters relating to the preservation of trees, historic buildings and conservation areas.
13. Consider and make representations on land drainage and water transport.
14. Consider and make representations to the Borough and Kent County Council on grounds maintenance services and schedules for the parish.
15. Consider youth issues within the parish and to make recommendations/suggestions to the relevant bodies or agencies.
16. Make requests for Section 106 payments that would benefit the Parish.
17. Consider and make recommendations to the parish council on expenditure relating to any Community Infrastructure Levy funds allocated to the parish council.
18. Consider and make recommendations to the parish council on projects that could be submitted for funding from the Strategic Community Infrastructure Levy controlled by MBC.
19. Undertake where relevant, to this committee public consultations.
20. Develop policies and procedures in order to undertake all the above.

Budget

1. To draft the budget and decide priority ratings for the committee and to submit budget requirements and recommendations to the Finance Committee.
2. To manage the budget and vire, where necessary, between budgets held and managed by the committee.
3. To manage, according to Financial Regulations, contracts and tenders for any projects within the budget of the committee.

Membership

1. The Committee shall consist of up to ten councillors, including as per standing orders the Parish Council's Chair and Vice Chair.
2. The committee may appoint working parties to undertake any specific project work as necessary

Other.

The Parish Council has the right to identify issues that will be dealt with at the full meeting of the Parish Council.

The parish council may allocate to the committee matters outside of the above remit with the agreement of the Chair and Vice Chair of the committee.

Adopted by Council on