



**BOXLEY PARISH COUNCIL**  
[www.boxleyparishcouncil.org.uk](http://www.boxleyparishcouncil.org.uk)

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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 7 September 2020** by **Teams to follow on from Parish Council Meeting starting at 7.30pm**

- 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 13 July 2020**  
To consider the minutes and if in order sign as a true record (Pages 2-5)
  
4.    **Matters Arising from the Minutes**  
  
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 5-6).
  
6.    **Ratifications**  
To ratify the planning responses made by the Clerk after consulting members. See report (pages 6).
  
7.    **Appeals** (Page 6-7)  
To ratify the Appeal response made by the Clerk after consulting members.
  
8.    **Items for Next Agenda – DECISION**  
Requests for items to be included on the next agenda.
  
9.    **Next Meeting**  
Next full Environment Committee meeting 14 September 2020 commencing at 7:30pm.

*Daniela Baylis*

Daniela Baylis, Clerk to Boxley Parish Council

Date: 28 August 2020

**Supporting agenda papers for the Environment Committee Meeting 6 July 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).

**Item 3. Minutes of the Meeting held on 8 June 2020 - DECISION**

**Minutes of the Environment Committee on Monday 10 August 2020 held by Teams due to the Covid-19 Pandemic, commencing at 7.30 pm.**

Present: Cllr B Hinder – Chair, Mr I Davies, J Willmott, D Hollands and L Clarke together with Cllr V Davies and Mrs D Baylis, Clerk.

2. **Apologies and absences**  
Cllr A Brindle and Cllr P Huntingford
2. **Declaration of Interests, Dispensations, Predetermination or Lobbying**  
None
3. **Minutes of the Meetings held on 13 July 2020**  
The minutes were agreed and would be signed when possible.
4. **Matters Arising from the Minutes**  
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**

**20/503257/TPOA 4 Roundwood Close, Walderslade ME5 9UL**

TPO application to reduce the overall height of on Beech to 15m and cut overhanging branches back to garden boundary.

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

**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.

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

**20/503335/SUB Popesfield, Bearsted Road Weaving**

Submission of detail pursuant to condition 12 (Verification Report pertaining to the surface water drainage system) in relation to planning permission 18/506656/FULL

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

**20/503334/NMAMD Popesfield Bearsted Road Weaving Kent**

Non-material amendment: Amendments as detailed in Landscape Illustrative Masterplan - FS0745-ALA-ZZ-ZZ-DR-L-9001 , and cover letter dated 16/07/20 (relates to original application 18/506656/FULL).

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

**20/503256/NMAMD 2 Harvesters Way Weaving ME14 5SJ**

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).

**Noted.**

**20/503104/FULL Sandy Hope, Grove Green Lane, Weaving, ME14 5JW**

Demolition of conservatory and erection of single storey rear extension.

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

**20/503387/TPOA Trefilan, 6 Greenways, Weaving, ME14 5JU**

TPO application for 2 x trees, 1 and 2 as shown on plan to be reduced in height to 9 metres.

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

**20/503192/FULL Alexandra Hospital, Impton Lane, Walderslade**

Retrospective application for the installation of a temporary Portakabin to be used as a Covid-19 testing unit.

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

**20/503388/TPOA 28 The Hedgerows, Weaving, ME14 6TG**

TPO application – Oak (T1) to remove branches that are overhanging the boundary of number 28 The Hedgerow. Reduction in height to 9.5 metres and crown lift to 6 metres. Sycamore (T2-5) Reduce back lateral regrowth to previous cuts. To boundary line as per diagram. Reduce tree by 3 metres leaving a standing height of 7 metres. Reason: to maintain and carry out duty of care to boundary tree, so that it can grow and remain a beautiful screen.

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

**20/503435/LBC Watercress Cottage, The Street, Boxley, ME14 3DX**

Listed building consent for insertion of new oak post into existing mortise to replace one previously removed.

**Boxley Parish Council Response:** Boxley Parish Council defer to the views of the Conservation Officer.

6. **Decisions**

The planning decisions on the Agenda were noted.

**Appeals**

**19/504442/FULL Land East of Gleaming Wood Drive, Lordswood, Kent ME5 8XT**

Erection of 115 dwellings together with associated infrastructure, open space, landscaping and access works

Section 78 Appeal

The Developer is putting through reserved matters applications for the 89 houses that he gained planning permission for on Appeal. This is a new Appeal for the twice refused 115 house application. Below is the latest reserved matters application, the report from KCC Ecology and our response. I would like to submit comments by the 2 September.

**Boxley Parish Council response:** The Clerk would draft an objection and circulate it to Councillors for comment. Objection to focus on changes to Ancient Woodland protection since original planning application was approved on Appeal.

## 7. Highways and Byways

### 7.1 Direction signs for the New Cut Road roundabout

It was proposed by Cllr D Hollands, seconded by Cllr J Willmott and all agreed that the Clerk contact KCC and ask for direction markings be put on the approach lanes to the roundabout in both directions. The nearside lane to be marked as straight on and the left/right hand side (depending on direction) to be marked as left/right hand turn only.

### 7.2 Junction 3 of the M2

This was now a standing item on the Agenda of the JTB. Cllr Hinder would let members know in advance when the next meeting was so that they could submit comments.

### 7.3 To consider any issues raised at the meeting

None raised.

### 7.4 Walderslade Wood Speed Reduction Notice

Noted

## 8. Litter Bins Weaving

Cllr V Davies reported that the green litter picking sacks were not being collected regularly. They were usually put into the Grove Green Village Hall bin but all lifts had been cancelled due to the hall's closure.

It was proposed by Cllr J Willmott, seconded by Cllr I Davies and all agreed that BPC pay for the fortnightly bin lift at Grove Green Hall at a cost of £25 to enable the litter picking sacks to be disposed of. This would be reviewed next month. The Office would contact the other litter pickers to inform them that they could put rubbish sacks into this bin.

**Action: Office.**

## 9. TPO 1969

The TPO had last been done in 1969. The impact of any housing built since then had not been included as the TPO has not been updated. The Clerk was asked to contact Dianne Cunningham to see when this TPO would be reviewed. **Action: Clerk**

## 10. Policy and Procedures – Review

None on this Agenda

## 11. Members and Officers Reports

Cllr Hinder reported that he had received a call from a resident asking for more 'No Dogs' signs at the entrance to the Franklin Drive Play Area.

The resident also asked if a memorial to Cllr Wendy Hinder could be installed in this play area that she had campaigned so hard for. It was proposed by Cllr D Holland, seconded by Cllr I Davies and all agreed that a memorial bench should be installed. The Clerk would check the budget and obtain some quotations for benches. **Action: Clerk**

The Clerk reported that she had received a complaint of a vehicle and caravan parking up around Grove Green overnight and leaving a mess. The resident had reported this to the PCSO who said that they had no concerns and that it was nothing for them to get involved with. This was not felt to be a satisfactory response. Councillors living in the area would monitor the situation.

Sale of Wildfell Close Lane

The Clerk reported that BPC's solicitor had received a response from KCC stating that the issue of costs had been settled. The Clerk has informed our solicitor that no breakdown of costs had been received. The Solicitor was going to chase again.

12. **Consultations**

These had been circulated to members as they were received.

13. **Volunteer Groups**

No reports received

14. **Items for Next Agenda**

Requests for items to be included on the next Agenda.

15. **Next Meeting**

Next Environment Committee meeting 13 July 2020, venue to be confirmed, to start at 7.30pm

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

No update had been received regarding the Enforcement action for the Tree House at Bethany.

A resident had expressed concern about unauthorised building work at 1 Abbey Gate Cottages, Boarley Lane, Sandling. This was already being investigated by Enforcement.

Members were encouraged to look at the new planning proposals as they would mean that CIL payments would disappear.

17. **Bell Lane**

More complaints had been received from residents about toxic smoke. The Court case had been delayed and it was not known when the new date was. The Fire Brigade had attended the site twice in the previous week but had not put out the fires, merely observed. The Clerk was asked to contact them to find out why the fires could not be put out. **Action: Clerk**

Meeting closed 9.00 pm.

Signed as a correct record of the proceedings.

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

**Item 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.

**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.

**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 o 16.5ft.

**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.

**Item 6. Ratifications**

**20/503353/TPOA 24 Whatman Drive, ME14 5FZ**

TPO application to crown lift one Field Maple by the removal of 5 lowest branches (as shown in photo); Remove dead limb of Cherry Tree, that is extending towards the Field Maple.

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

**20/503374/TPOA 14 Trotwood Close, Boxley, ME5 9JU**

TPO Application – Oak Tree – to be reduced to 55ft tall to 18 ft wide. Hornbeam – to be reduced to 65ft and 10ft width

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

**Item 7. Appeals**

To ratify the response to the Appeal made by the Clerk after consulting members

**Appeal Reference: W/4000498**

**Appeal of 19/504442/FULL Land East of Gleaming Wood Drive**

Erection of 115 dwellings together with associated infrastructure, open space, landscaping and access works (resubmission of 18/500346/FULL)

Boxley Parish Council continue to object to this application in the strongest terms having seen little in mitigation in the appeal documentation.

1. **Ancient Woodland**

This appeal **must** take into account the new Legislation protecting ancient woodland (NPPF 2019, Section 175C).

This woodland is an irreplaceable habitat that has been on this site since at least 1600 and on which this development will have a severe and direct impact; especially as it fragments the habitat by putting an access road directly through it.

There are no 'wholly exceptional reasons' for it and no adequate 'compensation strategy'.

2. **Species of Principal Importance**

There are 943 species of principal importance included on the S41 list. These are the species found in England which were identified as requiring action under the UK BAP

(Biodiversity Action Plan) and which continue to be regarded as conservation priorities under the UK Post-2010 Biodiversity Framework.

The following species of principle importance have been recorded on this site

Hazel Dormouse

Slow-worm

Common Lizard

Song Thrush

Noctule Bat

Brown Long Eared Bat

The following birds on the conservation red list have been recorded on the site:

Mistle Thrush

Song Thrush

Starling

It is highly likely that the woods support numerous other species of principal importance including insects. It is noted that none of the Ecology reports on the site have included insects many of which are also endangered. We think that this is a serious omission which we hope is accidental. There have been no ecological surveys conducted since 2018. Before any Appeal is decided we would like to see an up to date ecological survey that includes insects.

The Hazel Dormouse is known to benefit from coppice woodland, particularly hazel, and scrub habitat, particularly including bramble which provides berries and honeysuckle largely as nest building material. It is considered to be a largely arboreal species **reliant** on connectivity through the tree and shrub canopy. It is particularly vulnerable to loss of habitat, loss of habitat connectivity and disturbance to nesting/ hibernation sites during woodland works. This development will cause all of these with only 1 proposed crossing for dormice over the access road. There are no crossings proposed for other wildlife who will have to take their chances crossing the road.

This development produces no 'measurable net gains for bio-diversity' (NPPF 2019 S175 d) and should be refused on these grounds.

The inevitable serious disruption to habitat caused by construction work will continue after occupation through artificial lighting, residents using the woodland for leisure purposes and the introduction of household pets