

Minutes of the Environment Committee on Monday 9 November 2020 held by Teams due to the Covid-19 Pandemic, commencing at 7.30 pm.

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

1. **Apologies and absences**
None
2. **Declaration of Interests, Dispensations, Predetermination or Lobbying**
None
3. **Minutes of the Meeting held on 2 November 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 were present

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

20/504912/FULL The Olive Tree, Weaving Street, Weaving, ME14 5JJ

Single Storey rear/side extension and garage conversion

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

20/504952/FULL Downs View Farm, Pilgrims Way, Boxley, ME14 3EB

Demolition of 2no existing portal-framed buildings, removal of existing hardstanding across the site and construction of a replacement building for office use, with associated parking and landscaping (revised scheme to 19/503943/FULL).

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

1. The increase in floor space would lead to more occupants and consequently more traffic movements on a narrow lane.
2. The amended scheme contains a large number of dormer windows that make the building look more residential than the original office design.
3. The residential design of the amended building is visually intrusive and out of keeping with its rural location within the AONB.
4. the adjacent dwelling is a listed building and this new design would be out of keeping with this building and its historic ancillary buildings.

If the case officer is minded to approval Boxley Parish Council would like this application referred to the Planning Committee.

This response was proposed by Cllr J Wilmott, seconded by Cllr L Clarke and a vote taken with 8 for, 1 against and 1 absention.

20/504927/TPOA 1 Bracken Hill, Boxley, ME5 9QQ

TPO application to coppice fourteen Chestnut trees to height of 15 feet.

Boxley Parish Council defer to the views of the Tree Officer

20/505032/TPOA 4 Carpinus Close, Boxley, ME5 9SS

Tree Preservation Order application: Ash – falls within TPO 1 of 1969 designated in W8. It appears to be self-seeded and is not considered a suitable species to be growing so close to nearby structures. We wish to remove the tree completely. There is also a goat willow which does not fall within TPO1 within 2 metres of the Ash which would also be felled.

Boxley Parish Council defer to the views of the Tree Officer

20/504917/SUB Channing Farm Barn Dunn Street Bredhurst ME7 3NA

Submission of details pursuant to conditions 7 (approved details of parking/turning areas to be completed prior to occupation), 10 (landscaping scheme), 11 (contamination risk scheme/remediation method statement), 12 (closure report), 13 (external lighting details), and 14 (electric vehicle charging point) of application 17/501784/FULL.

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

20/505011/FULL Cookes Cottage Grange Lane Boxley Kent ME14 3BX

Erection of a two storey front extension and part two storey, part first floor side and rear extension.

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

20/505104/FULL 9 Barleyfields, Weaving, ME14 5SW

Garage loft conversion together with first floor side extension

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

20/504809/FULL 4 Teasel Close, Weaving, ME14 5FN

Demolition of existing conservatory. Erection of a single storey rear extension and conversion of garage to habitable space together with a conversion of the garage loft with a front dormer. (resubmission of 20/502941/FULL)

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

20/505065/FULL 8 Greensands, Walderslade, ME5 9DQ

Demolition of shed and conservatory. Erection of two storey side/rear extension with integral garage, erection of part two storey, part single storey rear extension (revised scheme: 20/501443/FULL) (part retrospective).

Boxley Parish Council have no material planning reasons to object to this application but do not approve of any retrospective planning applications.

20/505112/FULL 1 Silver Tree Close, Walderslade ME5 9ST

Erection of single storey rear extension.

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

20/505143/TPOA 6 Round Wood Close, Walderslade, ME5 9UL

TPO Application to coppice one multi-stemmed Hornbeam up to a minimum height of 20cms.

Boxley Parish Council defer to the views of the Tree Officer

20/505153/TNOT56 Land at New Cut Road, Maidstone ME14 5NZ

Telecommunications Notification for the installation of a new, together with ground-based equipment cabinets and ancillary development thereto.

It was felt that there was no point in commenting on this application.

6. **Ratifications**

None on this Agenda.

7. **Planning Decisions, Appeals and Appeals Decisions****APP/U2235/D/3258195 Bridgewater, Tyland Lane, Sandling**

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

APP/U2235/W/20/3249876 The Haven, Forge Lane, Boxley, Kent ME14 3DU

The Appeal Decision was for approval of the new dwelling, with the Planning Inspector going against all previous appeal decisions. Councillors felt that this decision would lead to more re-submitted planning applications and appeals as it sets a precedent for development.

8. Highways and Byways

8.1 Highways Improvement Plan

There were no items to add to this.

Cllr Hinder gave the following updates:

The works in The Street, Boxley were complete.

Flooding in Harp Farm Road, the need for a replacement and enlarged soakaway had been put onto the Forward Works Programme with no date for implementation.

Lidsing Road Junction. This work had been completed. The Clerk reported that there had been a 3 vehicle accident shortly after the works had been completed. The Clerk was asked to ensure that Jennie Watson at KCC knew of this incident.

Walderslade Woods. The speed reduction scheme work was due to start on September 30th but this had been delayed due to Covid.

8.2 Boarley Lane

The Clearance of this site had been investigated by the Police Wildlife Crime Unit who found no evidence of newts. Without proof they could not prosecute. Further investigations were ongoing.

8.3 Junction 3 of the M2

There was no further information.

8.4 MBC Local Plan Review

There was an MBC meeting on the Local Plan 9th November. They are trying to get the review completed before the Government's increase in housing numbers has to be implemented.

8.5 Network Rail - Verbal report from Meeting held on 6/10/2020

Cllr Sheppard reported that the wooden gate had been removed and leant up against the fence. The Clerk had contacted Network Rail and sent the photograph provided by Cllr Sheppard. The reply stated that the gate had fallen off and been leant against the fence for safety. Cllr Sheppard pointed out that the 6 bolts had been removed and that the gate had definitely been removed. It had not fallen off as there was no damage. The Clerk would contact Network Rail again and ask for another explanation and the replacement of the gate.

8.6 To consider any issues raised at the meeting

Cllr Salter raised the following issue; a new build house by the Yew Tree Pub in Sandling had a very tall fence, estimated at 12-15 ft. He would send a photograph to the Clerk who would then report it to Enforcement at MBC.

9. Policy and Procedures – Review

None on this agenda.

10. Members and Officers Reports

Cllrs Hinder reported that Cllr V Davies as PC Chairman had received an email from Graham Maskell the owner of the Kings Arms Pub regarding widening the road on Boxley Village Green to create more parking. He also asked about putting restrictions on the current parking available to make it for pub users only. It was agreed to put Boxley Village Green on the next Agenda so that it could be discussed properly.

11. **Residents' Concerns**
None received
12. **Memorial Bench for Parish Councillor Wendy Hinder**
The proposed wording was agreed and the Clerk would now order the benches. The Clerk was also asked to update the Honours Boards at Beechen Hall.
13. **Consultations**
All current consultations had been circulated to members.
14. **Volunteer Groups**
It was agreed to acknowledge the extremely hard work carried out over the previous weekend by volunteer litter pickers in Boxley and Weaving Heath. An acknowledgement would be published on the Website and Facebook thanking both groups on behalf of the Parish Council.
15. **Items for Next Agenda**
Requests for items to be included on the next Agenda.
16. **Next Meeting**
Next Environment Committee meeting 7 December 2020, venue to be confirmed, to follow on from the Parish Council meeting starting at 7.30pm.
17. **Enforcement and CIL/Section 106 updates from MBC**

No further CIL payments had been received.
18. Cllr Hinder had received a Press Release from MBC regarding the planting of a bulb rainbow to recognise the work of key workers during the pandemic. He proposed doing similar in the parish. Members agreed that they would like to do this. The sites proposed were, Sandling around the village sign, Beechen Hall, Grovewood Drive North, Weaving Diamond Jubilee Orchard and Sandling Village Hall. The roundabout at the junction of Harp Farm Road/Boxley Road/ Walderslade Woods was also suggested. The Clerk was asked to contact MBC Parks and Open Spaces regarding planting of the roundabout if the PC provided the bulbs. The Clerk would find out costs etc for each rainbow and circulate them to members.
19. **Environment Committee Budget**
The 2021/22 budget would include any CIL payments received. These could not be forecast and would be placed in an Ear Marked Reserve until spent.
The Budget also included a Coach Tour as this had been postponed from this year. Cllr Hinder explained that this was especially useful for new Councillors and gave all Councillors an opportunity to see the whole Parish, parts of which might not be too familiar to them. The budget was agreed.

Meeting closed 8.40 pm.

Signed as a correct record of the proceedings.

Chairman Date