



Boxley

PARISH COUNCIL

www.boxleyparishcouncil.org.uk

Beechen Hall, Wildfell Close,
Walderslade, Chatham, Kent. ME5 9RU

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Clerk Daniela Baylis

Assistant Clerk Lissi Watt

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 25 July 2022 at 7.30pm 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.

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

3. **Minutes of the Meeting held on 4 July 2022** (previously circulated)

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

4. Matters Arising from the Minutes

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

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

To consider applications received. See report (page 3).

6. **Ratifications** (Page 3-4)

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

To receive and consider any information. See report (page 4).

8. **Highways and Byways - DECISION**

9.1 Highways Improvement Plan (separate attachment)

9.2 Junction 3 of the M2.

9.3 A249 Bearsted Road Major Infrastructure Project.

9.4 Harp Farm Road – flooding.

9.5 To consider any issues raised at the meeting.

9.6 STEM school drop off area

9. **Policy and Procedure – Review**

10.1 Environment Policy (Page 5)

10. **Task List** (Page 7-8)

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

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

12. **Residents' Concerns** (page 6)

13. **Consultations**

None on this agenda.

14. **Volunteer Groups – INFORMATION**

To receive any reports.

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

Requests for items to be included on the next agenda.

16. **Next Meeting**

Next Environment Committee meeting 8 August 2022.

In view of the confidential nature of the item about to be transacted, it is advised that the public and press will be excluded from the meeting for the duration of the following items.

17. **Enforcement and CIL/Section 106 updates from MBC** (Page 6)

To consider any updates received.

18. **Lidsing Garden Development**

Daniela Baylis

Daniela Baylis
Clerk to Boxley Parish Council

Date: 18 July 2022

Supporting agenda papers for the Environment Committee Meeting 11 July 2022. 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 5. Planning Applications for Consideration – DECISION

22/503223/FULL Randbrook, Tyland Lane, Sandling, ME14 3BL

Erection of a front entrance canopy.

22/503250/FULL 16 Travertine Road, Boxley, ME5 9LQ

Erection of first floor side extension (Resubmission 22/500986/FULL)

22/503142/TPOA 2 Mayfield Close, Boxley, ME5 9QZ

Tree Preservation Order application: T1 – fell one storm damaged goat willow which has snapped and is leaning. Low amenity value. T2 Coppice a multi stem sweet Chestnut rotting at the base leaning towards the property. Low amenity value. T3 Fell a twin stemmed ash tree with a spars crown and hollow base, low amenity value.

22/503249/NMAMD Bethany Boxley Road Walderslade Chatham Kent ME5 9JD

Non-material amendment to application 16/502179/FULL: Conversion of a flat roof to roof terrace.

22/503293/TPOA 7 Samara Close Walderslade Kent ME5 9QW

TPO application to remove one Rowan Tree, including stump.

22/503323/LBC Boarley Farm Boarley Lane Sandling Maidstone Kent ME14 3BS

Listed Building Consent for the demolition of existing outbuilding and erection of replacement two storey outbuilding with garaging and ancillary accommodation.

22/503322/FULL Boarley Farm Boarley Lane Sandling Maidstone Kent ME14 3BS

Demolition of existing outbuilding and erection of replacement two storey outbuilding with garaging and ancillary accommodation.

22/503399/TPOA 23 Alexandra Glen, Walderslade, ME5 9EB

TPO application: The proposal the garden is cleared of the saplings and other vegetation such that it can be returned to lawn (I attach photographs of the rear garden). The property has been unoccupied since December 2013. The rear garden is completely overgrown with brambles and self sown saplings.

Item 6. Ratifications

22/503193/TPOA The Copse 6 Carpinus Close Boxley Kent ME5 9SS

Tree Preservation order application: Hornbeam (T1) - Crown lift to achieve 4.5m ground clearance. Reduce height from 14m to 10m. Reduce radial spread from 8m at widest point to no less than 4.5m.

Reasons for work: to alleviate roadside and driveway encroachment, and balance canopy.

Boxley Parish Council defer to the views of the Tree Officer.

22/503138/FULL Deakin Leas Tyland Lane Sandling Maidstone Kent ME14 3BH

Demolition of existing conservatory and erection of a single storey rear extension.

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

22/502987/FULL 4 Wildfell Close Boxley Kent ME5 9RU

Loft Conversion

Boxley Parish Council have no material planning reasons to object to this application.**22/503138/FULL Deakin Leas, Tyland Lane, Sandling**

Demolition of existing conservatory and erection of a single storey rear extension.

Boxley Parish Council have no material planning reasons to object to this application.**22/503146/SUB Downs View Farm Pilgrims Way Boxley Maidstone Kent ME14 3EB**

Submission of details pursuant to conditions 4 (landscaping scheme), 9 (closure report - contamination), & 10 (external lighting) of application 19/503943/FULL

Boxley Parish Council have no material planning reasons to object to this application.**22/503193/TPOA The Copse, 6 Carpinus Close, Boxley, ME5 9SS**

Tree Preservation Order application: Hornbeam (T1) – crown lift to achieve 4.5m ground clearance. Reduce height from 14m to 10m. Reduce radial spread from 8m at widest point to no less than 4.5m

Reasons for work: to alleviate roadside and driveway encroachment, and balance canopy

Boxley Parish Council defer to the views of the Tree Officer.**Item 8. Decisions**

22/502289/REM	Kent Medical Campus Newnham Way Maidstone Kent	Reserved Matters of access, appearance, landscaping, layout and scale of temporary car park (being alternative to those approved under 20/502037/REM) 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).	Application permitted
22/501956/FULL	Charleswood Boxley Road Walderslade Kent ME5 9JG	Extension to existing front dormer and alterations to chalet bungalow style roof, including erection of a front porch canopy and alterations to fenestration, cladding and render.	Application permitted
22/501592/FULL	Land Adjacent To La Torre Boxley Road Walderslade Kent ME5 9JE	Erection of detached dwelling.	Application refused BPC objected
22/500986/FULL	16 Travertine Road Boxley Chatham Kent ME5 9LQ	Erection of first floor side extension.	Application permitted.

Item 9.1 Environmental Policy

First Draft

Environment Policy Boxley Parish Council 2022

Boxley Parish Council (the Council) has an important role at community level in acting to reduce global warming; maintaining and promoting biodiversity; maintaining the heritage and mixed urban and rural balance of the Parish. In addition to reducing global warming the Council believes that a balanced and sustainable environment is a major determinant in community well-being.

In pursuit of these aims the Council has established this Environment Policy which broadly accords and supports the Environment Policies of Maidstone Borough and Kent County Councils.

In pursuit of this policy Boxley Parish Council will:

1. In the conduct of its business or any other activity under its control ensure that best environmental practice is followed. This will include but not be limited to:
 - minimising its carbon footprint.
 - minimising or avoiding chemical or other environmental pollutant
 - minimising or avoiding noise and light pollution.
2. The Council will seek to promote carbon and pollution reduction initiatives with particular reference to the opportunities arising with new builds and development in its area. In its consultation on planning and development applications the Council will, where appropriate seek to:
 - Promote the use of solar capture and air or ground heat recovery schemes.
 - Ensure adequate dedicated provision cycle and pedestrian access.
 - Minimise light pollution.
 - Ensure provision of charging points for Evs.
 - Any other environment action as appropriate.
3. Seek to maintain and promote biodiversity with particular reference to the local designated Area of Outstanding Natural Beauty and the need to have a green barrier between the urban areas of Medway and Maidstone. In relation to this the Council will seek to ensure that:
 - The balance between rural and urban areas within the Council's area is maintained.
 - There is an acceptable mix between green space and buildings in new developments including green corridors for wildlife.
 - That the integrity and nature AONB and the approaches to it are not eroded.
 - That public access to the countryside is maintained.

The Council will support community green and conservation initiatives undertaken by local group including Vinters Valley Park and Walderslade Woodland Trust. The Council will consult with relevant bodies such as Kent Wildlife Trust as appropriate in the pursuance of this policy.
4. The Council will promote and maintain its allotment provision and promote best practice among allotment holders.
5. This policy does not limit the Council in any action it decides is appropriate in pursuit of protecting or enhancing the environment. The policy will be reviewed in line with any developments or changes in recommended environmental action.

Item 12. Residents Concerns

Good Morning,

I wonder if you have the details for our community support officer. I currently live in Old Chatham Rd, this road feeds into Boarley lane and then onto Sandling Lane next to the Harvester Pub (the Old Running horse). The problem is that the Pub planted some time ago, shrubs which obviously grow and restrict the ability to safely negotiate the junction. When sitting in your car you are unable to view any vehicles driving up the hill from the roundabout on a blind bend, made worse when there are cars in the car park further restricting your view. We have informed the pub previously and they have responded eventually by trimming down the plants but their reaction time is very slow. I have also reported this to Maidstone council, again no actual action and response. I shall again speak to the pub and ask if they can deal with this issue. This is a dangerous bend with individuals crossing from the car park to the pub across Sandling lane as well as drivers trying to negotiate a dangerous junction. I am hoping that the community support officer can recognise the situation as a traffic hazard and advise accordingly.

I look forward to a response.

Message: Could you please let me know whom I need to contact to request for a crossing/traffic lights be considered at the bottom of Grove Green Road (The alleyway) leading on to Grovewood Drive North (junction with Tesco) It is getting increasingly busy during school run hours in particular and view is restricted for all residents crossing. Drivers are not slowing down and over the past few months there has been a few near misses of children and the elderly. Any advice were I go with this request would be greatly appreciated. Many thanks

Representation from 6 residents of Boxley Road regarding the increased traffic noise. They would like proposals to reduce the noise.

Item 20. Enforcement/CIL

No CIL received. Current total is £1,527.21.

Item 11. Task List July 2022

Task List July 2022

Date	Parish Area	Road	Description	Current Status
13/6/2022	South	Stem School	Clerk to write to chair of Governors regarding the parking planning breaches.	Letter sent
13/6/2022	All	All	Cllr Asseter to write a draft Environmental Policy	Draft Complete
13/6/2022	All	All	Clerk to invite Lower Thames Crossing to a meeting to look at the plans in detail	Positive reply received but one of the presentation team has Covid. They will let us have a date for a meeting shortly.
13/6/2022	All	All	Clerk to draft a tree policy	This was on the Agenda of the Estates Committee Meeting on the 20 June 2022.
6/6/2022	All	All	Clerk to create a rota for making representations at MBC Planning Committee Meetings	On agenda for 13 June Meeting for approval. Rota approved with amendments
6/6/2022	North	All	Clerk to prepare a detailed briefing paper on Lidsing for the Working Party meeting on the 15 June	Completed
9/5/2022	North	All	Arrange a meeting of the Lidsing Working Group to formulate a response for the Examination in Public in September	Meeting arranged for 15 th June at 2.15pm. Meeting held
9/5/2022	All	All	New button to be created for the website entitled 'Environment Committee Tasks' for quarterly publication of the Task List	Completed
9/5/2022	Sandling	All	Clerk to let Cllr Hinder have the contact details for the resident who had requested planters	Details sent
9/5/2022	Groveswood Green	Stem Schools	Clerk to look at Planning provision regarding drop off zones	On EC Agenda for 13 June meeting

9/5/2022	All	Bluebell Hill	Letter to MP's to ask for help getting Bluebell Hill added to the Strategic Road network	Positive replies received from Helen Whately and Tracey Crouch and a meeting is being arranged.
9/5/2022	All	All	Report on Lawful Development Certificates	In progress
11/4/22	Grovewood Green	Grovewood Drive North	Request for 2 trees to be planted in playpark for the Queens Platinum Jubilee green canopy project	Clerk asked to pass the request onto the parks department for action as land not owned by BPC.
11/4/22	South	Running Horse Roundabout	Safety review requested by resident.	This is part of the Junction 3 of the M2 Improvements. Clerk asked to pass comments onto KCC
11/4/22	Bearsted	Bearsted Road	Speed reduction application from 40mph to 30mph	Added to HIP. Clerk to contact Bearsted Clerk to see if a new working party could be established and arrange a meeting. Contact made, awaiting reply.
14/3/2022	Harp Farm Road	Harp Farm Road	Flooding.	Update sent to Cllr Hinder and reported on at last meeting. No further updates
14/3/2022	Harp Farm Road/Lidsing Road	Harp Farm Road	People parking on verge to access the downs.	Clerk asked to put this on the HIP. Added to HIP
14/3/2022	Boxley Village	Village Green	Granite sets and boulders around the green need resetting as many sunk and out of place.	Work done. Only 1 boulder resited. Clerk has contacted Goodsells.
14/3/2022	Walderslade	Woodland	Quad bikes on footpaths causing a dangerous nuisance	Clerk asked to reply to the resident with proposed actions. Action completed
13/12/2021	Walderslade	Beechmore Drive	Parish Caretaker to reinstate bollard.	
18/10/2021	Sandling	Old Chatham Road	Contact Sandling resident regarding location, size and number of planters.	Done. Awaiting her detailed reply. Contact information passed to Cllr Hinder
13/9/21	Walderslade	N/A	Draft letter to residents regarding Walderslade Woodland	Done. Letter being amended and now being sent from the Walderslade Woodlands Trust
12/7/21	Walderslade	Beechen Hall	Electric Charging Points for Village Halls	For July 2022 Agenda

