

# BOXLEY PARISH COUNCIL

www.boxleyparishcouncil.org.uk



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## To All Members of the Council, press and public.

There will be a meeting of the **Environment Committee** on **Monday 1 September 2014** at **European School of Osteopathy, Boxley Village, ME14 3DZ** commencing immediately after the parish council meeting when it is proposed to transact the following business:

### 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. **Planning Applications and Appeals for Consideration**

14/502252/OUT – Outline application for a development of 8 no. houses with access considered at this stage and all other matters reserved for future consideration at Land at Junction of New Cut Road and Bearsted Road, Weaving, Kent.

*Deadline: not yet available.*

14/502268/TPO. TREES - Oak (T1) - Crown lift up to 5.5m above ground level. Thin canopy by 10% focusing on conflicting branches at 3 Celestine Close, Walderslade Kent ME5 9NG.

*Deadline 3 September 2014.*

14/502456/TPO – Works to trees protected by TPO no 1 of year 1974 involving trimming and cutting back branches to clear adjoining roadway by 8 metres at Land Adjacent The Street, Boxley, Kent.

*Deadline: 8 September 2014.*

MC/14/2395. Gibraltar Farm Ham Lane Hempstead Gillingham Kent ME7 3JJ.

Outline application with some matters reserved (appearance, landscaping, layout, scale) for construction of up to 450 market and affordable dwellings with associated access, estate roads and residential open space. *Deadline 16/09/14.* See briefing note (pages 2-3).

Pauline Bowdery  
Clerk to Boxley Parish Council.

In accordance with policy the meeting should close no later than 9.30 pm but the Chairman has devolved powers to extend it by 30 minutes.

**REPORT ATTACHED TO ENVIRONMENT COMMITTEE AGENDA 1 September 2014.**

**Members are reminded that the Chairman will assume that these papers have been read prior to the meeting.**

**Item 5 Briefing note.**      *Purpose of report: Information.*

**APPLICATION NUMBER: MC/14/2395**

**LOCATION: GIBRALTAR FARM HAM LANE HEMPSTEAD GILLINGHAM KENT ME7 3JJ**

**PROPOSAL: Outline application with some matters reserved (appearance, landscaping, layout, scale) for construction of up to 450 market and affordable dwellings with associated access, estate roads and residential open space**

**Development Type:** Dwellings Q01

An application has been made to the Medway Council for planning permission in respect of the above mentioned proposal. Plans can be viewed on line at <http://planning.medway.gov.uk/dcwebpages/acolnetcgi.exe> .

If you have any comments on this application they should be in writing and reach us by 16 September, 2014. Please remember to include the planning application number.

**Clerk's Briefing note.**

This is an outline application and currently there are no details on the actual number and types of dwellings and ratio of affordable housing. There is mention in a supporting document that there will be junction improvements at Lordswood Lane/Gleamingwood Drive. On a plan there is a roundabout shown at the Albemarle Road/North Danes Way junction and this will link the road network in the development to North Danes Way.

Documents available on the website cover: Archaeological & Heritage Impact; Landscape & Visual Impact; Arboricultural Impact; Transport Impact; Flood risk. As these are produced by the applicant they present the positive case. A few of these documents have been investigated further, by myself, as they are likely to be the ones of most interest and the following are summaries of the investigation.

- Landscape & Visual Impact summary. Most of the site is hidden from view so not a lot of impact. From within the site you are aware of the urban development, M2, electricity poles etc. that surround the site. It is a poor part of the Capstone & Horsted Valley which has a Local Character Assessment.
- Transport Impact. Local highway infrastructure can cope. At the fringes the site is served by public transport and the local area has good cycle and pedestrian infrastructure.
- Flood Risk. None.
- Agricultural land is not prime but good quality.
- Medway Council's need to find housing locations (which now outweighs the need to protect green field sites) due to the loss of the Lodge Hill land (5,000 houses).

In view of the concerns raised at the 18<sup>th</sup> August Environment Committee meeting and the parish council's response to the Lordswood Urban Extension I have taken the liberty of suggesting reasons for objecting to the site. If members indicate their wish to see the application approved then a draft response for this can be arranged.

**Reasons for refusal:**

1. The proposed development will be on greenfield land that is a substantial tract of undeveloped land extending from the North Downs as a green wedge into the heart of the urban area.

The area:

- Provides a wider landscape setting for Capstone Farm Country Park.

- Contributes to the setting of the Kent Downs AONB to the south and the M2 motorway.
- Contributes significantly to informal open space needs of the communities which adjoin it.
- Prevents coalescence of Lordswood/ Princes Park/Walderslade and Hempstead.

It is considered that development would be contrary to BNE25 Development in the Countryside, BNE34 Areas of Local Landscape Importance.

2. The likely proximity to wildlife habitats, ancient woodland and woodlands, with the associated lighting and activity and likelihood of informal and harmful recreational use, of the proposed houses and gardens, will further adversely impact on flora and fauna habitats and the visual amenity to the wider area. The proposal is therefore considered contrary to the provisions of paragraph 118 of the NPPF 2012 and BNE37: Wildlife Habitats.
3. It will have an unacceptable visual and sensory impact on the rural character of the area. The importance of which is identified in the Medway classification of it as an Area of Local Landscape Importance. It is considered that development will be contrary to section (ii) of BNE1: General Principles for build development.
4. It is an incongruous and out of character incursion of built development into undeveloped countryside which will result in the loss of agricultural land.
5. Traffic introduced into the adjacent residential area will have an adverse effect on the existing infrastructure and will likely result in Gleamingwood Drive becoming a rat-run. Princes Avenue, Lordswood Lane and Walderslade Woods Road will be used to access the M2 and the parish council is of the opinion that the infrastructure will not cope. Access to Maidstone will be via Boxley Village using a c road. It is considered that the development will be contrary to BNE2 Amenity Protection (iii) Activity levels & traffic generation.
6. In the absence of legal agreement being in place to secure developer contributions in connection with education, health, recreation and community services, the development will place additional demands on local services without provision first being in place to ensure that the additional demands placed on these services are being met. The proposal will therefore result in an intensified use of these facilities to the detriment of existing users.
7. The area is within the setting of the North Downs AONB and is also a water catchment area so development will potentially have an adverse impact on both.
8. The site will be immediately adjacent to the Abestos First Waste Transfer Site.