

**Minutes of the Environment Committee on Monday 14 October 2013 at
Beechen Hall, Wildfell Close, Walderslade commencing at 7.30 p.m.**

Councillors present: Mr P Dengate (Chairman until the arrival of Mrs W Hinder), Mrs W Hinder (Chairman, arrived with apologies during item 5), Mrs P Brooks, Mr I Davies, Mr B Hinder, Mr D Hollands (newly appointed to the vacancy), Mrs A Spain, Mr A Springate and Mrs M Waller together with the Clerk.

1. Apologies and absences

Cllr Holmes (absent).

2. Declaration of Interest or Lobbying.

Members, but not Cllr Hollands, declared that they had been lobbied on:

- Land at Impton Lane.
- MA/1587.

Cllr Waller notified members that she had been lobbied on MA/13/0323.

Cllrs Dengate and Springate reminded members that they had been involved in the Abbestos Plant objections.

Cllr Hollands notified members that he was a governor at St John's School (item 10.4).

Cllr Wendy Hinder notified members that she had been lobbied on item 10.3.

3. Minutes of the Meeting of 9 September 2013.

The minutes were, with a slight amendment, **agreed** and **signed** as a correct record.

4. Matters Arising From Minutes.

4.1 Minute 2567/4.1 Lordswood bike barriers: As no date for installation has been received it was **agreed** Cllr Wendy Hinder will be asked to escalate this. **Action: Cllr Hinder.**

4.2 Minute 2567/4.2 Neighbourhood Area consultation: **Noted** the parish area has been agreed.

4.3 Minute 2569/7 Vegetation removal Grovewood Drive South: **Noted** KCCH&T will not fund the work, a cost of the work should the parish council agree to fund it has been requested. **Action: office.**

As no members of the public were present the meeting was not adjourned.

5. Planning Applications and Appeals for Consideration.

5.1 MA/13/0323 An application for Listed building consent for conversion of existing first floor en-suite w.c. to shower room and installation of new w.c. at first floor level, removal of existing timber balustrade to mezzanine level and replacement with glazed screen, removal of existing stairs to mezzanine and installation of a new spiral staircase, installation of a new bespoke timber door to roof void to fit existing arched opening under brace, laying of new timber floor boards in roof void/storage area and installation of three conservation roof lights to south elevation at 2, Weaving Street, Weaving, Maidstone, Kent.

Do not wish to comment defer to the views of the Conservation Officer.

5.2 MA/13/1260 (amended details Reptile Presence/Likely Absence Survey) construction of a new 3G sports pitch with floodlighting; 4 new tennis courts; the upgrading of existing pedestrian access ways from the main school site; the refurbishment of existing tennis courts and associated fencing at Valley Park Community School, Huntsman Lane. *Noted.*

5.3 MA/13/1163 (amended details Offsite Infrastructure Plans) outline application for the development of medical campus comprising up to 98,000sqm of additional floorspace (including additional hospital facilities, clinics, consultation rooms and a rehabilitation centre (classes C2/D1); education and training facilities with residential accommodation (class C2/D1); keyworker accommodation for nurses and doctors (class C3); pathology laboratories (class B1); business uses (class B1); ancillary retail

services (class A1, A2, A3)); and up to 116 class C2 neuro-rehabilitation accommodation units; internal roads and car parks, including car park for residents of Gidds Pond Cottages; hard and soft landscaping including creation of new woodland area with access for consideration and all other matters reserved for future consideration at land south of Kent Institute of Medicine and Surgery, Newnham park, Maidstone, Kent. *Noted*

5.4 MA/13/1417 erection of a ground floor side and rear extension with raised rear terrace, loft conversion with front roof lights and rear dormer and first floor side extension at Frantom, Grove Green Road, Weaving, Maidstone, Kent. **Ratified** the Clerk's decision, after consulting with members, *Do not wish to object.*

5.5 MA/13/1480 An outline application for the demolition of existing industrial units the conversion of the barn to a single dwelling and the construction of 8 no. new dwellings with garaging. Landscaping is reserved for future consideration at Tyland Corner, Tyland Lane Sandling.

The parish council does not have valid planning reasons to object but has the following concerns:

- *The sustainability of the development in a village that lacks local facilities, services and has poor public transport.*
- *The effect the development would have, due to its height and bulk, on the AONB.*
- *Access and egress is close to the Chatham Rd/Tyland Lane junction. Lorry's and HGVs using the parking facility north of the village have to use this junction to exit onto the A229.*
- *Lack of sufficient on-site car parking.*
- *Loss of a commercial site.*

The parish council has been notified that residents are extremely concerned by the potential development.

5.6 MA/13/1519 Two storey side extension and single storey rear extension at 22 Henley Fields, Weaving, Maidstone, Kent, ME14 5UY. **Ratified** the Clerk's decision, after consulting with members, *Do not wish to object.*

5.7 MA/13/1531 Retrospective application for the erection of a field shelter at Museum of Kent Life. *Do not wish to object.*

5.8 MA/13/1533 An application for advertisement consent for an illuminated totem sign and an illuminated fascia sign at Unit C, Aylesford Wharf Forstal Road.

Do not wish to object.

5.9 MA/13/1587 request for a screening opinion for an environmental impact assessment for the development of approximately 95 dwellings on land to the east of Gleamingwood Drive, Lordswood.

Noted MBC's decision that:

- An impact assessment will not be required for the site.
- *"It is thus not considered that the scheme would have a significant additional urbanising effect on the area."*

5.10 MA/13/1647 First floor extension to existing hospital building at Alexandra hospital, Impton lane, Walderslade, Chatham, Kent. *Do not wish to object.*

5.11 MA/13/1667 - An application for advertisement consent for the introduction of 7 No. freestanding non-illuminated advertisements at Tesco Stores Ltd, Minor Centre, Grovewood Drive North, Weaving, Maidstone, Kent. *Do not wish to object.*

5.12 MA/13/1691 - An application for the erection of a two storey side extension to form annex at Grove Cottage, Grove Green Lane, Weaving, Maidstone, Kent.

Do not wish to object.

5.13 MC/12/2984 PROPOSAL: Outline application with all matters reserved for the construction of five detached dwellings with garages at land at Highview Farm, Lordswood Lane, Walderslade, Chatham, Kent.

Wish to see refused for the following reasons:

- *Would contravene ENV35 of the MBC Boroughwide local plan and BNE34 of the Medway Plan as development would have an adverse and harmful impact on the character and amenity of the locality as it would restrict views of the prominent local woodland on Beechen Bank. It would also materially damage the current green and undeveloped feel to the west side of Lordswood Lane. The erection of the closed boarded fence (objected to by the parish council) should not be used as a reason to allow this development.*
- *It is considered that the economic and social benefits of this application will not outweigh the local priority to conserve the area's landscape. The properties being proposed for the site are large 'executive style' four and five bedroom dwellings and it is considered that there is no identified local needs for such development in such an area.*
- *High View Farm has not been identified by either Maidstone or Medway as an allocated housing site.*
- *Emerging Local Development Framework plans at Maidstone and Medway offer protection for local landscape character and it is felt that this proposal will contravene emerging policies CS5 of the Maidstone Core Strategy and CS7 of the Medway Core Strategy.*
- *The development of the land would impact on the biodiversity of the woodlands and surrounding areas as flat areas adjacent to woodlands support bats and other animal's and insects.*
- *Concern is raised about the potential adverse impact on the Ancient Woodland adjacent to Lordswood Lane. Urbanisation close to woodlands often results in encroachment and damage.*

It is considered that this application would intensify and urbanise the area thus materially harming the landscape character.

5.14 TA/0018/13 Tree Preservation Order no. 1 of 1954: An application for consent to remove 1 (No.) Common Hornbeam tree at 19 Lombardy Drive.

Defer to the landscape officer's views.

5.15 Development at Penhurst Close. **Noted** the developer will be proceeding with the houses at Penhurst Close rather than the retail development.

5.16 Land at Impton Lane, approach from Kitewood Developers. Members welcomed sight of the site plan and will wait for the official planning application.

6. **Planning Applications and Appeals Decisions**

MA/13/1348 GRANTED*

Asbestos Exchange Station North Dane Way – REFUSED*

7. **Neighbourhood Development Plans.**

Agreed a briefing note on NDP would be put together, to include the KALC Planning Training briefing notes. Clerk to investigate the cost and benefits of employing a company to manage public consultation. **Action Clerk and office.**

8. **Maidstone Borough Local Plan.**

Site allocation in the Core Strategy. **Noted** Site allocation in the Core Strategy: MBC's response to the submitted sites has been delayed and is now expected in the New Year.

9. **Volunteer Groups.**

9.1 **Noted** WWG had to cancel its work day due to the weather. A grant application to County Councillor Carter has been successful.

- 9.2 **Noted** FofBW had to cancel its work day due to the weather. The new shed has arrived and has been lined with wood. Cllr Bob Hinder asked that his thanks be minuted for the additional help from Mr John Brooks and Cllr Ivor Davies.
10. **Highways and Byways.**
- 10.1 Junction improvements at Lordswood Lane/Gleamingwood Drive: **Noted** KCCH&T has replied that there was no budget available however if funding was made available by BPC it would consider the request for additional signage. **Action: office.**
- 10.2 Pedestrian crossing at Running Horse: **Noted** the resident's request for a crossing point on Sandling Lane. After discussion it was **agreed** that KCCH&T will be asked to investigate the possibility of a crossing as the area had a poor crash record (3 personal injury crashes in the past three years). **Action: office.**
- 10.3 Additional yellow lines at Provender Way. Cllr Hollands commented on the situation having visited the site to view the parking. Members' **agreed** to refer the issue to the MJTB. MBC to be approached to target the area and the new PCSO would be asked to attend the area at school starting and finishing times. **Action: office.**
- 10.4 KCCH&T Highway projects: **received** details on the work planned for:
- A229 Running Horse Roundabout
 - A2045 Walderslade Woods j/w Impton Lane (east)
 - Resurfacing work at junction 7 interchange of the M20
- 10.5 Keeping Boxley Clean: Members' **received** the report on the road show proposed for Walderslade and Lordswood (6-9 November) and **supported** the initiative. It was **agreed** that:
- The office should explore with MBC the possibility of additional signage throughout the parish.
 - Downs Mail article encouraging residents to report incidences of littering and fly tipping.
- Members' indicated that they would be willing to turn up to events, office to publicise the events etc. **Action office and councillors.**
- 10.6 Yellow lines at Cuckoo Wood Ave. **Noted** due to the receipt of a petition KCC was consulting on removing a length of the recently installed yellow lines. The Clerk, in line with the original decision by the Environment Committee that residents should ultimately decide on yellow lines had declined a request for the parish council to send a letter objecting to the proposal.
11. **Policy and procedures review.**
- 11.1 Annual Competency review/statement, **received. No further action required.**
- 11.2 Procedure for considering planning applications: Cllr Dengate suggested that it might be beneficial to be notified as each application is received rather than a list being sent a week before the meeting. **Agreed** a copy of the newly registered planning application list would be supplied to councillors who requested it. Cllr Dengate asked to be forwarded a copy of the notification. **Action: office.**
12. **2014/15 draft budget.**
- Members' considered the draft budget and makes adjustments. It was **agreed** that members would submit details of any projects that they wish to see included in the budget. Rather than have a parish tour next year it was **agreed** that a tour will be arranged for Cllr Hollands and Mrs Stone. A drainage issue was raised and councillors were encouraged to report any flooding to KCC as existing drainage systems may need clearing. **Action Councillors and Clerk.**
13. **Matters for information.**
- 13.1 Thank you letter from a resident.
- 13.2 Free microchipping for dogs in the community. Members **agreed** to accept the offer of free microchipping events in the parish and **agreed** that there should be

a parish council presence at events. **Noted** a request to use Weaving Diamond Jubilee Orchard was being considered.

13.3 Wheels to Work Initiative. **Action: copy to all councillors.**

14. **Next Meeting.**

11 November 2013 at Beechen Hall commencing at 7.30 p.m.

15. **Enforcement and Section 106 updates from MBC.**

None.

Meeting closed at 9.49 pm.

Signed as a correct record of the proceedings.

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

DRAFT