

Minutes of the Environment Committee on Monday 18 March 2013 at Beechen Hall, Wildfell Close, Walderslade commencing at 7.30 p.m.

Councillors present: Mr K Perry (Chairman), Mrs P Brooks, Mr Ivor Davies, Mr P Dengate, Mr A Springate and Mrs M Waller together with the Clerk (left at 8.05pm) and Assistant Clerk.

1. Apologies and absences

Cllr B Hinder (holiday), Cllr W Hinder (holiday), Cllr Holmes (work), Cllr Spain (convalescing).

2. Declaration of Interest or Lobbying.

There were none

3. Minutes of the Meeting of 11 February, 2013.

The minutes were **agreed** and **signed** as a correct record.

4. Matters Arising From Minutes.

4.1 Minute 2506/4.1 sign at Cossington Lane. Cllr Ivor Davies confirmed the sign had been erected and was the right proportions, **noted**.

4.2 Minute 2506/4.4 Saracen Fields Open Space. After considering the options presented it was proposed from the chair, and seconded by Cllr Dengate with all in favour to proceed with Option 1, a single cut and let fly at a cost of £30.00 to come from the street maintenance budget. **Agreed**.

4.3 Minute 2506/4.7 Maidstone Studios. It was confirmed that a meeting had been arranged with Geoff Miles for Wednesday 27th March, 10am at Maidstone Studios to discuss various issues including parking and planning. Cllr Perry informed members that another TV show 'later with Jools Holland' is due to start filming at this site which could cause even more issues with parking. It was also suggested that the PCSO is also informed. **Noted**.

4.4 English Heritage site meeting: Members **noted** the Clerk's report and were very encouraged by it. The Assistant Clerk confirmed that English Heritage had made contact with MBC and the owner of the property.

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

The Chairman requested that Item 12 and 9.2 were brought forward at this point for discussion whilst the Clerk was present.

5. Planning Applications and Appeals for Consideration.

Ratifications

TA/0027/13 Application for consent for works to 1no Holm Oak being to reduce crown height to 12m from ground level and a radial crown spread of 5m including cutting back of branches to suitable branch collars/junctions at 44 Lombardy Drive, Maidstone.

Ratified the Clerk's decision, after contact with committee members, to respond.

Do not wish to object defer to the views of the Landscape Officer.

MA/13/0172 Erection of a first floor side extension over existing garage (amendment to that previously permitted under MA/11/1970) at 49 Lombardy Drive, Maidstone.

Ratified the Clerk's decision, after contact with committee members, to respond.

Do not wish to object.

MA/13/15 (KCC/MA/0427/2012) – Application by Kent Council Children Property and Infrastructure Support for the proposed construction of a 2 classrooms extension, internal alterations, new playground area and associated fencing at St John's CofE Primary School, Provender Way. **Ratified** the Clerk's decision, after contact with committee members, to respond.

Boxley Parish Council although a legal consultee failed to receive notification of this planning application hence the Planning Committee report stating that no response had been received.

The Borough Council's statement about the regrettable loss of landscaping and the need for compensatory planting to mitigate this loss is supported by the parish council. It is commented that there is an opportunity for a green roof to be installed and this would be of value not only to the environment but also in the education of the children.

The parish council wishes to see the application approved with a condition that replacement trees are planted at the site.

MA/13/0218 Scoping opinion sought in respect of an Environment Statement to be submitted in relation to a proposed development being 1. Up to 135,000sqm of additional floorspace for medical campus uses. 2. On and off site highway infrastructure works. 3. Landscaping including possible additional woodland planting at KIMSD, Bearsted Road. Weavinging.

Ratified the Clerk's decision, after contact with committee members, to respond.

*The report is **received** and **noted**.*

It is requested that the Environmental Impact Assessment includes an assessment on the impact on the stream from potential run off of the site; during construction and also during use. This stream feeds the lake at Vinters Valley Nature Reserve (which is the parkland of the original house) and it is essential that the flow and cleanliness of the stream is maintained. Whilst 5.2.11 deals with the invertebrates within the stream the categorisation of the stream as "low to moderate conservation value" fails to identify the fact that its real value is at Vinters Valley Nature Reserve. In view of the potential impact on the nature reserve it should also be referred to in "2.2 Whether the Site is a Sensitive Area".

MA/13/0211 Loft conversion with insertion of front and rear dormers and laying of new driveway at Glen Isla, Weavinging Street, Weavinging. **Ratified** the Clerk's decision, after contact with committee members, to respond.

Do not wish to object.

MA/12/2285 demolition of existing garage and workshop and erection of an annexe at 78 Chatham Road, Sandling. **Ratified** the Clerk's decision, after consultation with members, *Do not wish to object however there are concerns that it will become a separate property so could an informative be included stating that any change to its use as an annexe should be notified to the LPA.*

MA/12/2314 AMENDED DETAILS, erection of class A1 retail development (with ancillary café) and associated serving, car parking, landscaping and access arrangements at plot 4, Eclipse Park, Sittingbourne Road. **Ratified** the Clerk's decision, after contacting members *"The amended details have been noted and the parish council makes the following comments.*

No objection to the new position of the building.

The parish council has been made aware that there is a major issue concerning parking in the local residential area (East Ward) opposite the proposed development. This is due to the inadequate provision of car parking for the existing businesses on the site; it is also believed that many staff and visitors to Eclipse Park use spaces in the park and ride. It is noted that only four car parking spaces have been designated for staff at the proposed NEXT development and the parish council would like assurances that this problem has been thoroughly investigated so to ensure that NEXT employees do not add to the problems of vehicles parked in the neighbouring residential areas; on verges in the old part of Sittingbourne Road and in the park and ride. It is acknowledged that there is a green travel produced for this site and it is requested that MBC ensures that it is adequate for the purpose and if so that it is rigorously enforced.

MA/13/0239 Erection of a first floor front extension and first floor rear extension at 14 Podkin Wood, Walderslade ME5 9LY.

Do not wish to object.

MA/13/0274 Conversion of church hall to two dwellings at Boxley Church Hall, Boxley ME14 3DX.

Do not wish to object, however members would like to draw your attention to the fact that this site is used as a polling station and it is hoped that a suitable local alternative is found, if officers are minded to approve this application.

MA/13/0412 an application for prior approval of the LPA for the installation of 1(no) replacement 15m street pole and installation of 3 (no) equipment cabinets at New Cut Road, Grove Green.

Do not wish to object but would like the equipment to be the same colour as the existing installation.

TA/0029/13 An application for consent to coppice 1 No. Sweet Chestnut subject to TPO 1 of 1960 at 3 Sandbourne Drive, Maidstone ME14 2JA.

Do not wish to object defer to the views of the Landscape Officer.

TA/0036/13 Conservation Area notification of intention to reduce and thin crown of T1 Magnolia by 25% and 20% respectively and raise by 2.5m and reduce height and spread of proposed branch of T2 Mulberry by approximately 2m at The Hermitage, The Street, Boxley .

Do not wish to object defer to the views of the Landscape Officer.

PROPOSED BASE STATION UPGRADE AT (CTIL)108060 - (TEF)002529 – Bredhurst, Broad View Farm, Lidsing Road, Boxley, Gillingham, Kent, ME7 3NH (NGR: 578611,161851) **Noted.**

MA/13/0109 Installation of temporary surface for car parking for a temporary period of 24 months at White Cottage, Grange Lane, Boxley, ME14 3DA.

Do not wish to object. Members would like to point out to officers that this surface has already been laid.

MA/13/0266 Installation of replacement roof with profiled steel roofing and installation of replacement cladding at Unit G & H Securicor Vehicles, Forstal Trading Estate, St Michael's Close, Aylesford, ME20 7BU.

Do not wish to object.

6. Planning Applications and Appeals Decisions

Items reported at Planning Committee Meetings, on Thursday 21st February and 14 March at Town Hall, Maidstone

MA/12/1629 – Erection of detached four bedroom dwelling (resubmission of MA/12/0375) Hillah, Cossington Road, Walderslade. **Approved.** Members **received** and **noted** Cllr Brooks report. Cllr Ivor Davies confirmed that he had drafted a letter to Cllr Lusty Chairman of the Planning Committee as agreed at the Parish Council Meeting earlier in the month.

MA/12/1426 – Erection of single storey building comprising of four retail units for uses falling with Use classes A1,A2,A3 or D1 on Land at Penhurst Close, Grove Green. **Approved.** As Cllr Bob Hinder was not present at the meeting, there was no written report for members to receive.

7. Neighbourhood Development Plans

Noted the Clerk has further work to do on these plans. **Action: Clerk.**

8. **Volunteer Groups.**

Both February and March reports from Walderslade Woods Group were **received** and **noted**.

9. **Highways and Byways.**

- 9.1 Speed Appraisal Tool. **Noted** the Assistant Clerk requested this is deferred until the next full environment meeting in April as it was not ready for use at the time of the meeting.
- 9.2 Quad bikes. Members **received** the Assistant Clerk's report and updates on the use of quad bikes around Timbertops play area. **Agreed** to ring-fence £1800.00 from this year's street maintenance budget in order to ascertain what preventative measures could be put in place to alleviate this problem. This motion was proposed by Cllr Brooks and seconded Cllr Ivor Davies, with all in favour. **Action Clerk** to design and cost proposals and circulate to the committee.
- 9.3 KIMS roundabout landscaping: Members **received** the Clerk's report and agreed to write to MBC requesting that landscaping on this roundabout should include a variety of vegetation that has colour all year round. **Action: Clerk.**

10. **Policy and procedures review.**

- 10.1 Terms of Reference was **reviewed** and **agreed** with a few minor alterations.
- 10.2 Sale of Public Land Policy was **reviewed** and **amended**. A request for the agreement with KCC for this policy was made to be included on the next agenda.
- 10.3 Planning Information regarding decisions was **received** and **agreed** with minor alterations.

11. **Calls for sites submissions.**

Members **received** and **noted** the list of sites that have been submitted to MBC for development. Further consideration will be given once MBC has completed its first round of the assessment process mid-April.

12. **Matters for Information**

Community Infrastructure Levy (CIL)

Members **received** the Clerks report and **agreed** to request if Maidstone KALC to contact MBC arrange a briefing and/or training in this particular subject. **Action: Clerk.**

13. **Next Meeting.**

Next full environment meeting 15th April 2013 at Beechen Hall commencing at 7.30 p.m.

Meeting closed at 9.09 p.m.

Signed as a correct record of the proceedings.

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

Requests for the next agenda

Cllr Dengate asked for an item to be included on the publicity and support the environment committee can give to the erosion of green spaces, ancient woodland, water issues etc.