

**Minutes of the Environment Committee on Thursday 9 September 2013 at  
Beechen Hall, Wildfell Close, Walderslade commencing at 7.30 p.m.**

Councillors present: Mr P Dengate (Chairman), Mrs P Brooks, Mr I Davies, Mr A Springate and Mrs M Waller together with the Clerk, Cllr Vic Davies, Cllr Sullivan, Cllr Holland (during MA/13/1348) and three members of the public.

**1. Apologies and absences**

Cllr Bob Hinder (holiday), Cllr Wendy Hinder (holiday), Cllr Spain (holiday). Cllr Holmes (absent).

**2. Declaration of Interest or Lobbying.**

Members declared that they had been lobbied on MA/13/1348 and MA/13/1160. The Chairman notified members that a relative lived adjacent to the Rochester Airfield Consultation (item 5).

**3. Minutes of the Meeting of 1 August 2013.**

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

**4. Matters Arising From Minutes.**

4.1 Minute 2558/5.2 Quad bike: **Noted** worked order raised by MBC Aug 2013.

4.2 Minute 2558/5.4 Neighbourhood Area consultation: **Noted** MBC's official response to the consultation is awaited.

4.3 Section 106 payment for MA/12/2314 Plot 4 Eclipse Park. **Ratified** the Clerk's letter, after consultation with committee members, to MBC Planning Committee concerning the need to reserve some of the money to allow investigation of local parking needs. **Noted** MBC's decision on 29 August was to support the planning officer's recommendation that all of the Section 106 is allocated to the town centre.

The meeting was adjourned at 7.34 pm and members of the public addressed the meeting concerning planning application MA/13/1348, to which they objected, the meeting reconvened at 7.49 pm.

MA/13/1348 and MA/13/1160 was taken at this point in the meeting.

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

5.1 MA/13/1160 Retrospective application for the installation of two windows to the side elevation and erection of a marquee to rear of Fox & Goose Inn, Weaving Street.

Cllr Vic Davies addressed members on; additional noise pollution on the immediate and surrounding residential areas; the loss of privacy to the garden of Stone House.

*Wish to see refused, for the planning reasons given below, but are not requesting that it be reported to the planning committee.*

- *Noise pollution from events held in the marquee causing excessive and adverse impact on local residential properties. The parish council is aware that local residents have complained to the Environmental Health Department and are keeping disturbance logs.*
- *Loss of privacy to the immediate neighbours due to the installation of windows. Members suggested that screening be provided between the windows and boundary.*

5.2 MA/13/1180 Conversion of existing garage to living accommodation at 8 Sylvan Glade, Walderslade, Chatham, Kent. Members requested that a Traffic management advice leaflet be sent to the applicant. *Do not wish to object.*

5.3 MA/13/1223 An application to alter main entrance to mitigate use as a turning circle, unauthorised parking and additional parking for staff and users at Vinters Park Crematorium, Bearsted Road, Weaving, Maidstone, Kent. *Wished to see approved.*

5.4 MA/13/1260 Construction of a new 3G sports pitch with floodlighting; 4 new tennis courts; the upgrading and extension 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. **Ratified** the Clerk's decision, after consultation with committee members *Wished to see approved.*

5.5 MA/13/1332 Change of use of land and formation of new access from allotment access road to Sandy Lane to serve existing tourism accommodation at land rear of Old Harbourland, Boxley Road. **Ratified** the Clerk's decision, after consultation with committee members *Do not wish to object.*

5.6 MA/13/1338 Single storey side and rear extension at 21 Spenlow Drive, Walderslade. **Ratified** the Clerk's decision, after consultation with committee members *Do not wish to object but concerns about the reduction in available on-site car parking provision.*

5.7 MA/13/1348 Demolition of redundant cattle shed and other structures and conversion of traditional courtyard buildings to provide 2 No. dwellings with access, parking and landscaping at Street Farm, The Street, Boxley.

Members expressed views on; the unauthorised development that had already taken place; the need to preserve the character of the existing farm buildings and for any changes to be in keeping with the rural area.

*Wish to see refused, for the planning reasons set out below, but are not requesting that it be reported to the planning committee.*

- *The proposed design and materials are not in keeping with the character of the existing building or area.*
- *The impact on the neighbours and AONB.*
- *The light pollution from the external lighting and the roof light will have an adverse impact on the AONB and the village as Boxley is a 'dark village'.*

*If the planning officer is minded to approve the application then the following is requested.*

- *Any development on this site is strictly monitored by the planning department to ensure that conditions are met and no unauthorised changes to planning permission are made.*
- *Conditions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17, 18, 19, 20 and 21 of MA/10/1732 are included on any permission.*

5.8 MA/13/1352 Construction of a first floor side extension with rear balcony and repositioning of first floor window to south elevation of dwelling at 65 Bargrove Road, Vinters Park. *Do not wish to object.*

5.9 MA/13/1404 Erection of a two storey side/rear extension at 24 Woodlands, Chatham, Kent. *Members requested that a Traffic management advice leaflet be sent to the applicant.* *Do not wish to object.*

5.10 TA/0104/13 Tree Preservation Order no. 1 of 1969: An application for consent to cut back branches of 1 No Cherry tree and 1 (no) Hornbeam tree that are overhanging into 3 Gean Close, Walderslade.

*Do not wish to object defer to the Landscape Officer's view.*

5.11 TA/0108/13 Application for consent to cut back 1no Oak tree to previous pollard at 3 Abigail Crescent, Walderslade. **Ratified** the Clerk's decision, after consultation with committee members *Do not wish to object defer to the views of the landscape officer.*

5.12 TA/0114/13 Tree Preservation Order no. 2 of 1972, application for consent to carry out works as described in section 7 of the application form at Cobtree Manor Golf Course, Chatham Road, Sandling.

*Do not wish to object defer to the Landscape Officer's view.*

5.13 TA/0123/13 Tree Preservation Order no 1 of 1969, application for consent to re-coppice every 3 to 5 years at 22 Round Wood Close, Walderslade, Chatham, Kent.  
*Do not wish to object defer to the Landscape Officer's view.*

5.14 Rochester Airport Consultation, **agreed no action.**

5.15 Spire Alexandra Hospital, Impton Lane; advance notification of the submission of a planning application. Members' considered the contents of the letter and asked that Spire be thanked for the notification but members did not require a meeting. **Action; office.**

## 6. Planning Applications and Appeals Decisions

MA/13/0910 side extension to ground and first floors including conversion of part of existing garage to living accommodation at 18 Olivine Close, Walderslade, Chatham, Kent. REFUSED on 20/8/13 – Members decision "Do not wish to object – concerns were raised about window design". **Noted.**

## 7. Neighbourhood Development Plans.

Members **agreed** some minor changes to the audit document.

- Weight limit restriction in Boxley Village. **No action however an addition to the section concerning traffic flows through rural villages.**
- Grove Green and Weaving Street. **Agreed an alteration to the statement concerning alternative traffic routes.**
- Sandling Village, Rochester Meadows. **Agreed no action at the moment.**

It was **agreed** that the issue of the highway verge on Grovewood Drive South would be investigated with the Highway Steward and a report on the possible options would be submitted to the meeting. Members' **agreed in principle** the allocation of street maintenance funding if the vegetation needed to be removed. The chairman proposed the formal adoption of the document and this was **agreed**; it was recognised that as local situations changed the document would regularly need updating. **Action; Clerk.**

## 8. Maidstone Borough Local Plan.

Site allocation in the Core Strategy. **Noted** MBC's initial response to the sites submitted by developers is due out on 30 September 2013. The next meeting of the working group will be arranged for after this report. **Noted.**

## 9. Volunteer Groups.

9.1 **Noted** Status Reports for WWG July – September 2013.

9.2 **Noted** report on residential encroachment into Walderslade Woods; two of the four identified incidences have been resolved by KCC.

## 10. Highways and Byways.

10.1 Junction improvements at Lordswood Lane/Gleamingwood Drive. The KCCH&T explanation of why no intervention was planned was considered by members. After discussion it was **agreed** that the possibility of installing pedestrian warning signs should be investigated with KCCH&T with funding either being provided by the parish council or by an approach to County Councillor Paul Carter. **Action: Clerk.**

10.2 **Noted** a resident has complained about noise disturbance from the lorry parking at Old Chatham Road, Sandling. They have been advised of the latest information and supplied with noise disturbance forms. The Sandling RA has also been contacted and members will be kept informed of any developments.

10.3 Members' were notified of the new Highway Steward Margaret Blackwell and that outstanding issues will be confirmed with her. **Noted** KCCH&T's budget had been reduced by another 12% and that for the next few months only safety- critical issues will be added to any work lists. The parish office has been assured that although many local roads don't appear to have a tarmac surface driving on the road's sub-structure wasn't inherently dangerous.

10.4 Salt bins. **Noted** Paul Carter has paid for a salt bin to be installed at Orbit Close; no more bins will be installed this year.

11. **Policy and procedures review.**

Due to time restraint the Chairman deferred this item to the next meeting. **Action; agenda.**

12. **Consultation; Greater flexibility for change of use.**

Members' considered the proposals and conditions as outlined in the briefing report and **agreed.**

<p>Question 1 Do you agree there should be permitted development rights, as proposed, for shops (A1) and financial and professional services (A2) to change use to a dwelling house (C3) and to carry out building work connected with the change of use? <b>Yes</b></p>
<p>How do you think the prior approval requirement should be worded, in order to ensure that it is tightly defined and delivers maximum benefits? <b>No comment</b></p>
<p>Question 2 Do you agree there should be permitted development rights for retail units (A1) to change use to banks and building societies? <b>Yes</b></p>
<p>Question 3 Do you agree there should be permitted development rights, as proposed, for existing buildings used for agricultural purposes to change use to a dwelling house (C3) and to carry out building work connected with the change of use? <b>Yes</b></p>
<p>Question 4 Do you agree that there should be permitted development rights, as proposed, to allow offices (B1), hotels (C1); residential institutions (C2); secure residential institutions (C2A) and assembly and leisure (D2) to change use to nurseries providing childcare and to carry out building work connected with the change of use? <b>Yes</b></p>
<p>Question 5 Do you agree there should be permitted development rights, as proposed, for buildings used for agricultural purposes to change use to new state funded schools or nurseries providing childcare and to carry out building work connected with the change of use? <b>Yes</b></p>
<p>Question 6 Do you have any comments and further evidence on the benefits and impact of our proposals set out in the consultation? When allowing permitted development, especially in rural areas, it is suggested that</p> <ul style="list-style-type: none"> <li>• The prior approval list is extended to include the visual impact of mass car parking.</li> <li>• That permitted development modifications must be sympathetic to the character of the area.</li> </ul> <p>Concern that the proposals make no mention of sustainable development.</p>

13. **Consultation; Kent Downs AONB Management Plan 2014 – 2019**

Members' welcomed the strategies in the document however they wished to identify their major concern regarding off road motor bikes. **Action; Clerk.**

14. **Matters for information.**

14.1 **Received** report from Cllr Dengate Asbestos First Objection Meeting. Cllr Springate notified the meeting that he had raised the application with the Medway Countryside Forum which had sent in objections.

14.2 **Received** Medway Council Meeting of Medway Council Thursday, 25 July 2013. Extract from the minutes.

14.3 **Received** developments on onshore wind turbines and solar farms report.

14.4 **Noted** changes to Permitted Development Legislation; summary on the changes for industrial and commercial units.

14.5 **Received** Member Planning Training 22<sup>nd</sup> August 2013 report by Cllrs Bob and Wendy Hinder.

15. **Next Meeting.**

Next full environment meeting 14 October 2013 at Beechen Hall commencing at 7.30 p.m.

In view of the confidential nature (personal details and data) on the next item the Chairman proposed that the public and press will be excluded from the meeting for the duration of or part of the item.

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

Updates were received on two outstanding issues; one would either cease or a planning application will be received; one was still under investigation.

Meeting closed at 9.59 pm.

Signed as a correct record of the proceedings.

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