

**Minutes of the Environment Committee on Monday 10 February 2014 at
Beechen Hall, Wildfell Close, Walderslade commencing at 7.30 p.m.**

Councillors present: Mrs W Hinder (Chairman), Mrs P Brooks, Mr Ivor Davies, Mr P Dengate, Mr Bob Hinder, Mr D Hollands, Mr A Springate and Mrs M Waller together with the Clerk and 2 members of the public.

1. Declaration of Interest or Lobbying

MA/13/7907 and MA/13/1797 members declared they had been lobbied.

Cllr Davies and Waller reminded members that they were Trustees at Sandling Village Hall (item 4.3).

2. Apologies and absences

Cllr Spain (convalescing). Cllr Holmes (absent).

3. Minutes of the Meetings of 13 & 27 January 2014.

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

The meeting was adjourned at 7.33 to allow a resident to speak on item 10.1; reconvened at 8.50pm. Members' took item 10.1 at this point.

The meeting adjourned at 7.53 pm to allow a resident to comment on a pre-planning application issue; reconvened at 8.14pm.

4. Matters Arising From Minutes.

4.1 Minute 2609/4.5 inconsiderate parking at Grove Green. Having considered the action previously undertaken by the parish council it was **agreed** that if the situation occurred again an article would be placed in the Downs Mail to explain that the parish council had attempted to get help from Maidstone Studios, MBC and KCC but no solutions were forthcoming. **Action: office.**

4.2 Minute 2609/4.6 Grovewood Drive North crossing improvements. A response from County Councillor Carter concerning design and costs is awaited. **Noted.**

4.3 Minute 2609/4.7 Sandling Village Hall parking on the verge. Cllr Waller notified members that the Village Hall Committee had some ideas on bollard location. **Agreed** Clerk to liaise with Chairman of the Village Hall Committee. **Action: Clerk.**

5. Planning Applications and Appeals for Consideration.

5.1 MA/13/1797 amended plans Ecological appraisal. Outline application with all matters reserved to develop the site for residential (approx. 89 dwellings) with open space, access road and biomass heat and power plant at Lordswood urban extension, Gleamingwood Drive, Lordswood.

- *It is noted that the ecological appraisal has identified that there are dormice in the area. The introduction of 89 dwellings immediately adjacent and on the breeding and foraging area of this protected species will introduce a larger cat population into the area. Cats exist in the residential area to the east of the woodland but the erection of 89 properties to the west will effectively surround the dormice habitat cutting off the species from the surrounding agricultural land.*
- *The developer is suggesting that species and habitats would benefit from the development due to coppicing, habitat enhancement etc. The parish council would like to point out that this woodland management could have been undertaken by the owner at any time and they would have benefitted from the 'cash crop'. The parish council supports proactive management of woods but not a sudden interest in order to make mass development appear suitable.*
- *Reptiles from the site will be relocated and the parish council objects to loss of such creatures from the current ecosystem and the area.*

5.2 MA/13/2063 Proposed refurbishment and extension to existing Cabin Café at Cobtree Cabin, Cobtree Park. *Wish to see approved.*

5.3 MA/13/2113 An application for formation of parking area at land fronting 29 Timber Tops, Chatham. *Do not wish to object.*

5.4 MA/14/0005 – Detachment from adjoining property and construction of a new, pitched, higher roof and new entrance gable, a first floor rear extension and a terraced balcony to the rear/side at 2 Monksfield Bungalow, Old Chatham Road, Sandling, Maidstone. *Do not wish to object.*

5.5 MA/14/0018 An application to vary condition 11 of MA/12/1629 for the erection of a detached four bedroom dwelling (resubmission of MA/12/0375) to amend the proposal as described in application MA/14/0018 at Hillah, Cossington Road, Boxley, Chatham. *Wish to see refused due to impact on neighbours due to loss privacy. The original layout of a bedroom and bathroom limited the loss of privacy to neighbours due to the nature and timing of use of such rooms. The proposed change, with the higher volume of usage, increases the intrusive overlook of neighbouring properties.*

5.6 MA/14/0060 Erection of a single storey front extension at 7 Fagus Close, Walderslade. *Do not wish to object.*

5.7 TA/0013/14 – Tree Preservation Order no 1 of 1969: An application for consent to cut back branches of 1(no) Oak tree to clear adjacent property by 2.5m every 4 years at 9 Round Wood Close, Walderslade, Chatham. *Do not wish to object but defer to the decision of the Landscape Officer.*

6 **Planning Applications and Appeals Decisions**

None

7 **Neighbourhood Development Plans.**

The Clerk's update was **received**. After lengthy discussion on available land within the parish; cost; advantages and disadvantages. **Agreed** the Clerk to arrange a meeting with a planning/design company.

8 **Maidstone Borough Local Plan.**

8.1 The chairman reported that MBC was publishing the results on SHLAA imminently.

8.2 MBC Play Area Strategy Consultation. The Clerk's briefing note was **received**. The suggested responses, with some minor additions, were approved and adopted. **Action Clerk.**

9 **Volunteer Groups.**

Reports were **received** from:

- Friends of Boxley Warren on their recent task day.
- Walderslade Woods Group on their recent task day.

10 **Highways and Byways.**

10.1 Wildfell Close embankment work. After lengthy discussion covering: ownership; health and safety; steepness of bank etc. members **agreed** to write to KCCH&T about the safety issue of the panels that are rotting. **Action: office.** As the land was not in public ownership members' **agreed no further action** on the request of tree planting.

10.2 Cuckoo Wood Avenue change to yellow line restrictions update. **Received.**

10.3 KCCH&T street light switch-off report. **Received.**

10.4 KCCH&T Draft Road Casualty Reduction Strategy report. **Noted.**

10.5 Shrub removal/grass replacement at Walderslade. **Supported.**

11. **Street maintenance budget.**

11.1 Vegetation removal Grovewood Drive South. After consideration it was **agreed**, proposed by Cllr Bob Hinder seconded by Cllr Davies **to go ahead with work**

at Grovewood Drive South and to accept tender 1, to seed, at a cost of £1,252'. Action office.

11.2 Verge bollards Boxley Road junction with Travertine Road. Members' **agreed** that the PCSO should be asked to monitor the area and to identify and then advise the vehicle owner about inconsiderate parking.

County Councillor Paul Carter is to be approached for funding to install bollards. A general article concerning verge and inconsiderate parking is to be placed in the Downs Mail.

Action office.

11.3 Dog fouling signs. **Agreed**, 100 stickers to be purchased. A general article concerning dog fouling is to be placed in the Downs Mail. **Action office.**

11.4 Pinewood Drive Lordswood. **Agreed** the PCSO to be asked to monitor the area for inconsiderate and bad driving. Members' felt that the installation of four bollards on the verge would not deal with the main issue of bad driving.

12 Policy and procedures review.

None for consideration.

13 Matters for information.

13.1 Newnham Court Shopping Village redevelopment report. **Noted.**

13.2 KCC Public Consultation on the Pre Submission Document Draft of the Kent Minerals & Waste Local Plan. **No further action.**

14. Next Meeting.

Next full environment meeting 11 March 2014 at Beechen Hall commencing at 7.30 p.m.

15. Enforcement and Section 106 updates from MBC.

Members' were notified that two Walderslade residents had reported that the mechanical humming noise had returned. **Agreed** issue to be notified to MBC.

Meeting closed at 9.43 pm.

Signed as a correct record of the proceedings.

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