

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

Councillors present: Mrs Wendy Hinder (Chairman from item 5.2), Mrs P Brooks, Mr Ivor Davies, Mr P Dengate (Chairman for Items 1 – 5.1), Mr Bob Hinder, Mr A Springate and Mrs M Waller together with the Clerk (was present during 5.1 and 7.2) , Assistant Clerk and three members of the public.

1. Apologies and absences

Cllr Wendy Hinder (MBC Meeting) absent for items 1 – 5.1. Cllrs Dennis Hollands (Holiday), Martin Hinchliffe (Family Commitment) and Ann Spain (Convalescing)

2. Declaration of Interests, dispensations, predetermination or Lobbying

All members declared that they had been lobbied on item 5.1.

3. Minutes of the Meetings of 6 & 13 October 2014

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

4. Matters Arising From Minutes

4.1 Minute 2690/4.3 Retention of planning applications. Members requested the office to investigate the retention rules for Maidstone Borough Council. The Assistant Clerk informed members that a tentative response had been received by MBC which indicated that paper plans were kept for a period of 6 years; however she did state that this was being checked particularly as there is a new system in place where all plans are now scanned. Cllr Dengate asked if there would be a charge to the PC if a paper copy is requested. Clarification will be given at December's meeting. **Action office**

4.2 Minute 2690/4.4 Bus route 130. **Noted** this matter will be resolved with effect from December 2014 with an improved service that will actually now run to the affected school. This item will only be returned to the agenda if the change does not happen.

Due to the attendance of three residents the meeting was adjourned at 7.40pm to allow them to address members on item 5.1 Planning Application 14/504454/FULL/TIBO. The meeting reconvened at 7.50pm.

5. Planning Applications and Appeals for Consideration

5.1 14/504454/FULL. Demolition of existing bungalow and the erection of 1No 3 Bedroom Bungalow and 1No 4 Bedroom Bungalow. Retention and extension of existing driveway access. Replacement boundary fencing to rear gardens at Rendlesham, Chatham Road, Sandling Kent ME14 3AY.

Members wish to see this refused and reported to the planning committee for the following reasons:

- This development is contrary to the Local Plan (residential development outside the urban area).
- If permitted this would create a new building line at the rear of the site which will adversely impact on the linear semi-rural character of the village.
- This development will extend urban development into a strategic gap.
- Local information suggests that flooding is an issue to the rear gardens for all properties along this stretch of Chatham Road. The gardens are very long and it is understood that large portions of the gardens can become water logged and this excess water gradually drains into the stream that runs along the rear of the gardens.
- Run off from the hard standing from the development and the loss of garden that absorbs water will, it is believed adversely impact on neighbouring properties and the countryside.
- A recent KCC ecology response to HO-26 Rochester Meadow identifies the potential for protected/notable species including reptiles and Great Crested Newts and local

information suggests that newts inhabit the stream, ponds and water logged areas that exist at the end of the gardens.

There were concerns:

- That the narrow entrance to the site and traffic movements resulting from the properties would cause a safety issue for pedestrians and cyclists as old Chatham Road is recognised as an official cycle route. The Planning officer is asked to ensure that the proposed passing space is sufficient to mitigate this impact should they be minded to grant planning permission.
- Residents raised concerns at the loss of privacy.

5.2 14/504537/FULL. Conversion of double garage to habitable room at 4 Abigail Crescent Walderslade ME5 9DZ. *Do not wish to object.*

5.3 14/0659. Erection of first floor extensions to eastern and western side elevations, first floor rear extension and single storey rear extension to replace existing conservatory at 22 Gleaners Close, Weaving ME14 5ST. *Do not wish to object however members still have concerns with the overwhelming frontage.*

5.4 14/504161/FULL. Proposal: Extended area of 3G pitch with reference to planning application MA/13/1260. The 3G pitch is now larger than originally planned and was increased from 90 x 49m to 100 x 64m in order to provide an FA adult pitch. Together with 2 additional tennis courts at Valley Park Community School, Huntsman Lane Maidstone Kent ME14 5DT. *Wish to see approved.*

5.5 14/504568/TPO Re pollard 2 x Hornbeam to previous cut points. Reduce conifer to fence height at 12 Galena Close, Walderslade ME5 9NE. *Defer to the views of the Landscape Officer.*

6. **Planning Decisions, Appeals and Appeals Decisions**

Notification of Appeal. Occupational manager's dwelling with accommodation on two floors at The Nursery Dunn Street Bredhurst. Members were informed an informal meeting has been scheduled for Tuesday 2 December, 10am at Oakwood House, Maidstone. Cllr Wendy Hinder will be attending on behalf of Borough Council and Cllr Bob Hinder agreed to attend on behalf of Boxley Parish Council. **Action**

7. **Volunteer Groups**

Received and noted.

7.1 Walderslade Woodlands Group.

7.2 Friends of Boxley Warren. A verbal report was given by Cllr Bob Hinder Chairman of FoBW. A revisit to the Awards for All bid was being undertaken, in the hope that this can be resubmitted. Members were extremely concerned to hear that at the last task day a volunteer was assaulted and criminal damage to the group's property was made by a motor cyclist. The need to get the police more actively involved and to protect volunteers whilst they are working was discussed. **Action Clerk.**

8. **Highways and Byways**

8.1 Maidstone Studio.

Members **received** the Clerk's report that the parish office had received a complaint, specifically about Wed 5 November and renewed parking issues at Grove Green due to an intensive filming schedule at Maidstone Studios. The office has been informed that the studios have confirmed that they are using the Park and Ride to transport ticket holders to the site once the car park is full which had been a request from the PC.

A local parish councillor had also commented that on Mon 3 Nov there was filming at Maidstone Studios but Grove Green seemed okay and there didn't seem to be masses of cars parked anywhere.

Details and photographs were supplied to Geoff Miles, Maidstone Studios who cannot understand why there was a problem on Wed 5 Nov but it is still early days for the new system.

It appears that on Wednesday there were a total of three shows recorded instead of two for the previous two days.

Maidstone Studio has no legal control over where drivers park and so details of the problem have been provided to PCSO Knowler and Cllr Bob Hinder agreed to attend the Mobile Police Station when it is next at Grove Green (Tues 11 or Tues 25 November 1.45 – 2.45 pm at Tesco car park) to raise the issue as dangerous parking and blocking of footways is a criminal act.

Members wanted to publically acknowledge Mr Miles's efforts for his part in attempting to resolve this on-going issue. **Action Cllr Bob Hinder and Office.**

8.2 Kent County Council Highways, Transportation and Waste Survey 2014

Members **received** the Clerk's report and sample questions from the survey and it was **agreed** that 3 councillors would complete it, Cllrs Bob Hinder and Pat Brooks who were present at the meeting agreed to respond on behalf of the north and central part of the parish and Cllr Martin Hinchliffe (not present at the meeting) be approached to complete on behalf of the southern part of the ward. Responses should be returned to the Clerk to collate and submit in time for the deadline of 19 December 2014. It was also agreed that the council would advertise the survey to residents via its website and Facebook pages. **Action Cllrs Bob Hinder, Pat Brooks and office.**

8.3 Clearway, Old Chatham Road, Sandling.

Noted MBC Community Safety Partnerships Department has come up with an action plan to combat the issue of lorries parking along the clearway, which includes the parish council being asked to become involved and part funding. Members agreed in principle to provide funding providing it was within reason, but would reserve judgement until figures were submitted. Members were also informed that a vehicle registration camera has been erected for a short period of time to monitor any problems. After a lengthy discussion about the current situation Members suggested holding the next environment meeting either at Tyland Barn or Sandling Village Hall and invite David Brazier, Michael Heath and Paul Carter from KCC and local residents who are being affected to attend to discuss the issue. **Action Office.**

9. Policy and procedures review

9.1 Funding services e.g. shrub maintenance that are being cut or reduced by principle authorities. Members **agreed** to defer this item until December as the Clerk had only just received the information.

9.2 To consider and if necessary update the Section 106 wishlist. The following amendments were made:

- **Change** Traffic light management of traffic to Management of traffic whilst accessing construction sites.
- **Delete** Speed reduction Walderslade Woods road.

Members requested that the addition of a pedestrian/cycle track crossing and appropriate speed restrictions at Gleaming Wood Drive/Lordswood Lane Junction is placed on December's agenda with a briefing note for immediate action as members were of the opinion that this junction has become very dangerous.

Action Office.

10. Draft Budget 2015/2016

Deferred to December's meeting.

11. MBC Local Plan

Received and **noted** Cllr Bob Hinder's report.

- 12. **Proposed changes to National Planning Policy and Planning Policy for Traveller Sites**
Members **received** the Clerk’s briefing note and **agreed** a response to the consultation that broadly supported the changes the government have proposed.
- 13. **Matters for information**
None received.
- 14. **Next Meeting**
Next full environment meeting 8 December 2014 at Beechen Hall commencing at 7.30 p.m.
- 15. **New Item – Referred from Parish Council 3 November 2014.**
Members **received** a request from a resident for a gateway entrance to Sandling Village erected on Old Chatham Road. Members felt there wasn’t a proven need and that in the present economic climate there was nothing in the budget to cover this request.

Meeting closed at 9.40 pm.

Signed as a correct record of the proceedings.

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