

**Minutes of the Environment Committee on Monday 18 August 2014 at
Beechen Hall, Wildfell Close, Walderslade commencing at 7.30 p.m.**

Councillors present: Mrs Wendy Hinder (Chairman), Mrs P Brooks, Mr Ivor Davies, Mr P Dengate, Mr Bob Hinder, Mr A Springate and Mrs M Waller together with the Clerk.

1. Apologies and absences

Cllr Hinchliffe (family commitment), Cllr Hollands (family commitment) and Cllr Spain (holiday).

2. Declaration of Interests, dispensations, predetermination or Lobbying

Cllr Dengate declared that he was predetermined on item 11 Proposed development at Gibraltar Farm.

Cllr Wendy Hinder declared that she was predetermined on 14/500290 Maidstone Studios.

All councillors declared that they had been lobbied on MA/14/0387 Highmill and 14/501511 Street Farm.

3. Minutes of the Meetings of 14 July 2014

The minutes were **agreed** and **signed** as a correct record. **Noted** that a copy had not been circulated with the agenda and it was **agreed** members, some of whom had read the minutes on the website, would be supplied with a copy. **Action office.**

4. Matters Arising From Minutes

4.1 Minute 2663/10.5 Westfield Sole Road additional signage. **Noted** KCCH&T has agreed to arrange 'unsuitable for HGV' signs to be placed at the ends of the road. The office to ask for a date for their erection. **Action office.**

4.2 Minute 2667/9.5 Speed limit Walderslade Woods Road. **Noted** KCCH&T has been reminded that a response to why one end of the road is a 40 mph limit and the other end is not is still awaited. **Action office.**

As no member of the public was present the meeting was not adjourned.

5. Planning Applications and Appeals for Consideration

5.1 MA/14/0387 Amended plans. Erection of a single storey rear extension at Highmill, Tyland Lane, Sandling. **Ratified** (abstention Cllr Dengate) the Clerk's response after consultation with committee members.

Object. Wish to see refused due to the adverse impact on the neighbours due to loss of natural light to their property. Do not wish to see reported to the Planning Committee.

5.2 14/500290/FULL. Demolition of a number of disused temporary structures associated with Maidstone Studios and erection of 77 dwellings together with access, parking, garaging, landscaping and ancillary works on land to east of Maidstone Studios at The Maidstone Studios Vinters Business Park New Cut Road Maidstone Kent. **Noted** the Clerk's response, to submit and objection due to the lack of affordable housing in the application, after consultation with committee members (two abstentions to response letter, Cllr W Hinder and Cllr Waller).

The Chairman raised concerns about the decision and informed members of feedback from the community and information on other issues. After lengthy discussion covering: publicity of planning decisions; affordable housing needs; reference to standing orders and procedures Cllr Springate proposed seconded by Cllr Bob Hinder that **having considered feedback from the residents and Borough Councillor that the original response be withdrawn.** The proposal was **agreed**, 4 votes for, 2 abstentions (Cllrs Davies and Waller) and no vote (Chairman) due to predetermination.

Cllr Bob Hinder proposed that

Do not wish to object but the parish council has the following concerns:

- *Potential safety issues in the 'public squares' because of conflict between pedestrian, private and commercial vehicles using the same space.*
- *Problems with access for emergency services being impeded by the amount of traffic on show nights using a single entrance.*
- *Can the schools take additional children?*
- *Adverse impact on the local highway infrastructure.*

If the planning officer is minded to agree then the parish council would like to see included in the permission:

- *A condition to remove the Permitted Development Rights to stop any changes at Maidstone Studios without full planning permission. The location of the residential properties immediately adjacent to Maidstone Studios means that any permitted change that might involve additional traffic or machinery could introduce air and noise pollution with an unacceptable impact on the residents.*
- *A light controlled crossing at New Cut Road to allow safe access to local facilities.*
- *A contribution to play provision or maintenance of existing areas at Grove Green.*

Agreed with 2 abstentions (Cllrs Davies and Waller) and no vote (Chairman) due to predetermination.

The Clerk was asked to notify the planning officer and other councillors of the change in decision. **Action Clerk.**

5.3 14/500353/PNJCLA Flood risk assessment. Prior Notification to Nature Reserve, Change of use from offices (Class B1a) to residential use (Class C3) to five residential apartments at The Pump House Forstal Road Aylesford. **Ratified** the Clerk's response after consultation with committee members, *Noted the parish council defers to the views of the Environment Agency.*

5.4 14/500355/FULL/JAMO. Front extension to garage under part flat and part pitched tiled roof at 73 Lombardy Drive Maidstone. *Do Not Wish to Object.*

5.5 14/500386/FULL/KEHO. Replacement single storey side extension to provide enlarged kitchen/dining area at Harbourland House, Boxley Road, Boxley. *Do Not Wish to Object.*

5.6 14/500485/FULL. Occupational managers dwelling with accommodation on two floors at The Nursery, Dunn Street.

Objection on the grounds that this is development in the AONB and the businesses operated at the site do not require the 24 hour presence of a manager.

The chalet development is a small part of this site and the football pitches are now, it is understood, let to the adjacent stables for the grazing of horses. The adjacent stables have on-site 24 hour management and so there is adequate security and provision for the collection of the horses. There are no physical stables at The Nursery.

If the planning officer is minded to permit development then a condition is requested that this unit cannot be used as a holiday chalet or a private dwelling and occupation is directly linked to the business on site. This condition is requested to stop residential development in the countryside by stealth.

The application to be reported to the planning committee.

The Clerk was asked to investigate any other local issues and to include information in the response.

5.7 14/500694/FULL/KAAL. Installation of Click & Collect locker facility located within the store car park and associated works at Tesco Stores Ltd Minor Centre Grovewood Drive North Weaving. *Do Not Wish to Object.*

5.8 14/500695/ADV/KAAL. Advert consent for non-illuminated signage to proposed Click and Collect facility and directional signage within store car park at Tesco Stores Ltd Minor Centre Grovewood Drive North Weaving. *Do Not Wish to Object.*

5.9 14/500734/FULL. Erection of single storey rear extension to replace existing

conservatory at 6 The Covert, Walderslade.

Do Not Wish to Object.

5.10 14/500773/FULL. Erection of single storey rear extension at 12 Wents Wood Weaving. **Ratified** the Clerk's response after consultation with committee members
Do not wish to object.

5.11 14/501194/FULL. Erection of outbuilding in rear garden at 2 The Maltings, Weaving.
Do Not Wish to Object.

5.12 14/501195/FULL. Erection of single storey garage at 28 Larchwood Close, Walderslade.
Do Not Wish to Object.

5.13 14/501240/FULL. Demolition of existing garages to allow for erection of detached dwelling and associated works at Land Adjacent 1 Bakery Cottages Chatham Road, Sandling.

Do Not Wish to Object. Members' noted that the road servicing the properties was maintained by tenants and hoped that the developer will arrange to repair any damage caused by the building work.

A copy of the Boxley Traffic Management Advice to be supplied to the developer. **Action office.**

5.14 14/501387/FULL. Garage conversion at 33 Blacksmith Drive, Grove Green.
Do Not Wish to Object.

14/501511/FULL/RITI. Conversion of redundant farm building to dwelling at Street Farm, The Street Boxley.

Objection. There is still unresolved enforcement on the original development at the site. It is understood that the conditions relating to materials were not met resulting in unapproved and incompatible materials being used. This application seeks to mirror the wrong materials used on the other buildings which will result in a development that is out of keeping with the character of the area and also the original agricultural buildings.

The proposed increased height and the infilling of the gaps between the roofs does not retain the perspective and compromises the character of the site and agricultural buildings which is within the AONB.

The application to be reported to the planning committee.

14/501683/FULL. Single storey rear extension at 13 Granary Close Weaving.
Do Not Wish to Object.

14/501814/TPO/LOWE. Hornbeams x 2 (*Carpinus betulus*) To reduce canopies of trees back to previous reduction points, as agreed in July 2006 ref: TA/0080/06 and in September 2009 ref: TA/0118/09. Ash Tree (*Faxinus excelsior*) To reduce canopy of the tree back to previous reduction points, as agreed in September 2009 ref: TA/0118/09 at 3 Round Wood Close Walderslade. **Ratified** the Clerk's response after consultation with committee members *Do not wish to object defer to the views of the Landscape Officer.*

14/501604 – Renewal of planning permission MA/11/0322 erection of storage building with offices, parking and access at Newnham Court Farm, Bearsted Road. Members reviewed the previous response and agreed it would be reiterated.

Do not wish to object but dispute the applicant's claim in the Design & Access Statement that 'the Sittingbourne Road park-and-ride is within a short (5 minute) walk from the site'. The present facility is considerably further and to safely access the park-and-ride requires a convoluted route as there are no pedestrian crossing facilities on the busy M20 access road. Therefore the Council challenges the assertion that 'the proposal will not result in any increase in traffic movements to or from the site'. Furthermore, the park-and-ride is provided to reduce traffic movements in the Town Centre by encouraging commuters to use public transport, not for the benefit of employees working locally.

14/502251/TPO. Application for consent to cut back branches of various trees overhanging The Street, Boxley at Land adjacent The Street, Boxley.
Supported but defer to the views of the Landscape Officer.

13/1480 An outline application for the demolition of existing industrial units and the construction of 9 no. new houses with garaging. Landscaping is reserved for future consideration. Tyland Corner, Tyland Lane, Sandling. *Do not wish to object.*

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

None received.

7. **Neighbourhood Development Plans**

Noted a report on the response is being submitted to the September Parish Council meeting.

8. **Volunteer Groups**

The Walderslade Woods Group Chairman's report August 2014 was **received**. Cllr Bob Hinder asked a question about the marking of the path edges with branches which Cllr Springate answered. The idea of the installation of a dew pond was welcomed.

The Friends of Boxley Warren Chairman's report was **received**. The installation of two new ponds was welcomed.

9. **Highways and Byways**

9.1 Part-night street lighting and vehicle break. The resident's concern about the increased crime caused by the part-night lighting was **noted**. It was **agreed** to write to County Councillor Paul Carter about the issue and asking whether KCC was monitoring any impact and whether it would consider reviewing the policy if there was a rise in crime. **Action: Clerk.**

9.2 Bollards. Members **received** the details on the cost of installing the bollards at the site. Cllr Dengate notified members that residents along Gleamingwood Drive were now parking behind the bollards that had been installed there. It was proposed from the chair that £800 of the street maintenance budget be allocated to pay for the installation of 16 bollards on Boxley Road verges at its (village end) junction with Beechen Bank Road. **Agreed (Cllr Springate abstaining). Action: Office.**

9.3 Speed limit Grange Line. The Clerk's reminder that the issue was raised by a resident at the July Parish Council meeting and deferred onto the Environment Committee meeting was **noted. Agreed no further action.**

9.4 MBC Review of bus services. Councillors considered the report and responses received from members and **agreed** that MBC would be notified of the poor service in the North Ward and that the service to Grove Green stopped too early. **Action: Office.**

10. **Policy and procedures review**

None scheduled for this meeting.

11. **Proposed development at Gibraltar Farm**

Cllr Dengate briefed members on: the creation of an action group and a Facebook page; a leaflet delivery being undertaken by the action group and that the planning application as expected to be lodged with Medway Council very soon. **Agreed** the parish council would link its Facebook page to the action group's Facebook page and that it would respond to the planning application.

12. **Matters for information**

12.1 Medway Council Local Plan Consultation. **Noted** that the Clerk was monitoring the progress and would report back to the committee any issues that might affect the parish.

12.2 MBC consultation on provision of taxi ranks in the town centre. **Received.**

13. **Next Meeting**

Next full environment meeting 8 September 2014 at Beechen Hall commencing at 7.30 p.m.

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

None received

Meeting closed at 9.51 pm.

Signed as a correct record of the proceedings.

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