

**Minutes of the Environment Committee on Monday 19 May 2014 at  
Beechen Hall, Wildfell Close, Walderslade commencing at 7.30 p.m.**

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

**1. Apologies and absences.**

Cllr Ivor Davies (holiday), Cllr Spain (convalescing) and Cllr Hollands (family commitment).

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

None declared.

**3. Minutes of the Meetings of 7 and 14 April 2014.**

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

The meeting was adjourned at 7.35pm to allow two residents to address the meeting on planning application MA/14/0387. The meeting was reconvened at 7.45pm.

Item 5 was taken at this point.

**4. Matters Arising From Minutes.**

4.1 Minute 2639/4.2 Bollards at Sandling Village Hall and Boxley Road, Walderslade. Members **received** the Clerk's report and confirmed that the need for bollards in two of the areas may not be required now as parking had ceased. These areas will continue to be monitored and Members were asked to submit other areas in the parish that may require bollards for consideration at 9 July meeting. **Action Cllrs/Office.**

4.2 Minute 2639/4.3 Verge work at Grovewood Drive South. The company responsible for the work has been contacted to remind them that now would be a good time to undertake the work to remove shrubs and grass the area. **Noted.**

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

5.1 MA/14/0387 – Erection of a single storey rear extension (amended plans) at Highmill, Tyland Lane, Sandling ME14 3BL

*Wish to see application refused for the reasons set out below.*

- *The height of the newly proposed pitched roof and the angle at which it is set has not been reduced enough to alleviate the initial objections the parish council had.*
- *There are grave concerns too, over the proposed guttering for this roof which will undoubtedly intrude over the neighbour's boundary.*

5.2 MA/14/0448 – Rear vehicular access and permeable driveway together with the erection of 1.83 metre high timber gates at 22 Goldstone Walk ME5 9QB.

*Do not wish to object*

5.3 MA/14/0223 – An application for a 12 x 6 catering van on the car park outside the Harley Davidson showroom at Forstal Road.

**Ratified** the Clerk's decision, after consulting members for a majority view, that this application should not be reported to the MBC Planning Committee.

5.4 MA/14/0517 – Alterations to existing double garage to provide ancillary accommodation at The Banks, Boxley Road, Walderslade, Chatham, Kent, ME5 9JE (adjacent to Glenside).

*Wish to see the application refused, however if the officer is minded to approve the parish council would like to following conditions applied:*

- *No permitted development rights to extend will be allowed without a separate planning application because of the detrimental impact on the street scene, character of the area and the extension of the building line along Boxley Road.*
- *Use of the residential dwelling is ancillary to The Banks and cannot be used as a separate stand alone dwelling.*

5.5 MA/14/0594 – First floor extension on top of existing garage to form an additional bedroom at 5 Spenlow Drive, Walderslade ME5 9JT.

*Do not wish to object.*

5.6 MA/14/0604 – Retrospective application for the erection of front boundary treatment at Briar Lodge, Boxley Road, Walderslade ME5 9JG.

*Wish to see this application refused for planning reasons set out below but do not request the application to be reported to the Planning Committee*

- *The wall is not in keeping with the street scene which is predominantly a wooded area. Concerns were raised over the lights in the wall being very bright and dazzling and causing a safety issue for passing motorists.*

5.7 MA/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, Weavering ME14 5ST.

*Do not wish to object but members have concerns that the development will create an overwhelming frontage.*

5.8 TA/0071/14 – Tree Preservation Order application: TPO No. 1 of 1969: an application for consent to coppice the hornbeam tree leaving as a coppice stool at 12 Celestine Close, Walderslade, Chatham, Kent, ME5 9NG.

*Defer to the views of the Borough Landscape Officer.*

5.9 TA/0073/14 – Tree Preservation Order application: TPO No 1 of 1969: an application for consent to reduce 1no Birch tree stem to 3.5m at 10 Brownlowe Copse, Walderslade, ME5 9JQ.

*Wished to see approved*

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

The following were noted:

- MA/13/1760 Three Ashes, Boxley Road. Refused at appeal. *Clerk's note: A copy of the refusal has been forwarded to the MBC Local Plan office with a note that it is submitted to support the parish council's statements made to the Regulation 19 consultation.*
- MA/13/1797 – Lordswood Urban Extension, Gleamingwood Drive.
- MA/14/0373 – Advertisement consent for signs at NEXT\*.

## 7. **Neighbourhood Development Plans.**

The Chairman confirmed that it was agreed at the Parish Council meeting that the parish council would consult with its parishioners and once it had analysed the comments decide what course of action to take.

## 8. **Maidstone Borough Local Plan.**

8.1 Community Infrastructure Levy – **Ratified** and **noted** the response but no substantive comment.

8.2 Regulation 18 Consultation – Members **Ratified** and **agreed** the response to this consultation. They also agreed that the recent appeal decision which clarified the importance of the ALLI (Area of Local Landscape Importance) is sent to MBC. The Chairman thanked the Clerk for her hard work.

## 9. **Volunteer Groups.**

Reports were **received** from:

- Walderslade Woods Group. It was reported that the group were busy realigning footpaths and had used their new wood chipper.
- Friends of Boxley Warren. Cllr Bob Hinder reported on the completion of the pond. He confirmed that the PCSO will, in future, issue a section 59 to seize and crush any illegal quad bikes that are caught in the area. Future work being considered is to bring back Hazel into regular coppicing in order to create a possible cash crop. This will bring the County in line with Surrey, Sussex and Essex. Funding for this project will be sourced through Awards for All.

#### 10. **Highways and Byways.**

10.1 Footpath behind Wildfell Close and Green Acres. Members **agreed** to support a letter drop to all houses backing onto this path to highlight that property owners should not fly tip over the fences as this could encourage rats and mice in areas where there is known infestation. They also requested that the issue of fly tipping is highlighted in a future edition of the Downs Mail. **Action Office.**

10.2 Flooding at Round Wood roundabout. Members **noted** the response from KCC and the remedial action that has taken place.

10.3 Potential roadside nature reserve, Boxley Road, Boxley. Members **received** the report and agreed the designation of the road verge on the outskirts of Boxley Village to become a Nature Reserve managed by KWT and suggested Cllr Tony Harwood be approached to become a Volunteer Warden. **Action Office.**

10.4 The condition of vegetation throughout the parish. Members **received** the Chairman's report and it was agreed that Councillors would identify areas they felt were not being maintained and if possible forward photographs so that the office can compile a report for consideration at its meeting in July. **Action Cllrs/Office**

10.5 Westfield Sole Road unsuitable for HGV's. Members **received** an email from a resident regarding HGV's using Westfield Sole Road. They **agreed** to support the letter which was sent to County Councillor Paul Carter and to reiterate the need for weight restriction signs on this narrow road. **Action office.**

#### 11. **Policy and procedures review.**

Planning and the parish council explanation leaflet. Members **agreed** with the changes to reflect the loss of paper plans that this leaflet was still fit for purpose.

#### 12. **Changes to planning application procedure.**

Members **received** the Clerk's report and **agreed** to the following points:

- All members of the committee present at the meeting will continue to make a decision on the applications.
- Agree to view plans online either by own computer or accessing office computer.
- If members have not had time to view plans they should wait to see what other members have to say before asking to view the plan.
- Only applications that are complicated or controversial will be opened up for discussion and will follow a set order.
- Advance warning to the office or Chairman will be given if a councillor feels a plan is controversial or requires discussion.
- The office to have the equipment capable of projecting the plans at Beechen Hall and other venues it visits during the course of the year.
- The office will email members a list of the plans in advance of the agenda.

#### 13. **Training needs.**

None were identified.

#### 14. **Matters for information.**

The following was **received**.

- 14.1 Gibraltar Farm. Proposed Development of 500 Houses. Report from Cllr Dengate.
- 14.2 Copy of Hugh Robertson MP letter to Alison Broom outlining his views on the Maidstone Local Plan.

15. **Survey Monkey Results.**

Members were shown the results of a recent test survey sent out using Survey Monkey by Cllr Dengate. Members **agreed** to recommend to the Parish Council to use this survey system on a pay as you use (charged by the month) basis when it consults with its parishioners on the Neighbourhood Development Plan and other consultations in the future. They also **agreed** the neighbourhood development plan should be advertised through the website, Downs Mail, Kent Messenger (under Boxley Village News) and Facebook.

16. **Next Meeting.**

Next full environment meeting 9 June 2014 at Beechen Hall commencing at 7.30 p.m.  
Items for the agenda must be with the parish office no later than 30 May 2014.

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

There were none.

Meeting closed at 9.44 pm.

Signed as a correct record of the proceedings.

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