

**Minutes of the Environment Committee on Monday 13 July 2015 at Beechen Hall,
Wildfell Close, Walderslade commencing at 7.30 pm.**

Councillors present: Mr P Dengate (Chairman), Mrs P Brooks, Mr Ivor Davies, Mr D Hollands
Mr A Springate, Mrs M Waller together with the Assistant Clerk.

1. **Apologies and absences**
Cllrs Hinchliffe, Bob Hinder and Wendy Hinder (holiday),
2. **Declaration of Interests, dispensations, predetermination or Lobbying**
None declared.
3. **Minutes of the Meetings of 1st & 8th June 2015**
The minutes were **agreed** and **signed** as a correct record.

As no members of the public were present the meeting was not adjourned.

4. **Matters Arising From Minutes**

- 4.1 Minute 2764/4.2 Installation of hard standing/apron at Boxley Road noticeboard. **Noted**, permission for the work is being sought from KCC.
- 4.2 Minute 2764/4.3 15/503359/OUT. Land East of Gleaming Wood Drive Lordswood Kent. Members **received** the Clerk's report. They **agreed** that the Clerk could go ahead and submit a report to MBC stating why the trees on this site should be protected by TPO's.
- 4.3 Minute 2765/7.1 Bike barrier at Fitzwilliam Road and Camomile Drive. **Noted**, County Cllr Carter has indicated that he may put some of his devolved budget towards the cost of the scheme and KCC Highways are obtaining costs.
- 4.4 Minute 2765/7.2 Electrical items collection by MBC. Members **received** and **noted** the Clerk's report.
- 4.5 Any other matters arising from the minutes not on the agenda. There were none.

5 **Planning Applications and Appeals for Consideration**

14/504291/FULL Part retrospective application for erection of single storey extension to existing dining building, including utility room and installation of decking area with associated balustrading and canopy at The Harrow, Lidsing Road, Lidsing ME7 3NL.
Do not wish to object

15/504202/FULL. Construction of spine road and new bridge over existing stream to enable future development on land at Kent Medical Campus, together with creation of two attenuation ponds for surface water drainage purposes at Kent Institute Of Medicine And Surgery Newnham Court Way Weaving Kent ME14 5FT.

Wish to see refused but not reported to the planning committee. Members have serious concerns about an application to put in infrastructure without being given any information on the nature of possible future development of this site.

15/504669/FULL Demolition of all existing yard buildings. Erection of two chalet style bungalows with detached open side garages at Willow Farm Tyland Lane Sandling Kent ME14 3BL.

Do not wish to object. While members had no material considerations to object, they wish to register concerns over the dominating height of the proposed houses and the loss of an open space within the AONB.

15/505025/FULL Removal of Condition 11 of planning permission MA/12/0529 (Erection of new two-storey classroom block for Invicta Grammar School and new three-storey classroom block for Valley Park School) - Retention of temporary classroom block at Valley Park Community School Huntsman Lane Maidstone Kent ME14 5DT.

Do not wish to object.

15/505240/TPO - TPO application to fell 1no. Cherry tree, coppice 1no. Sweet Chestnut Tree at Beechen House 813 Lordswood Lane Chatham Kent ME5 8JP.

Wish to see refused on the grounds that the Parish Council can see no reason to fell the mature cherry (T9) while the application states that the tree is diseased, the accompanying arboricultural report states the tree to be in good condition. Furthermore, removal from its prominent position in the hill-capped tree line of Beechen Bank would have a detrimental effect on the street scene both in the immediate neighbourhood and from a large part of the Walderslade Valley. There is no environmental argument for felling T9 which from the report just needs some ivy management and a strong case for its retention.

15/505391/REM – Approval of reserved matters (layout, appearance, landscape, scale and access) following outline planning permission 14/50493/OUT (Outline (all matters reserved) – Erection of one 4 bedroom dwelling) at Medway Cottage, Forstall Road, Sandling ME14 3AR.

Do not wish to object.

15/505160/FULL - Replacement dwelling at Hillview, Old Lidising Road, Lidsing ME7 3NH.

Do not wish to object but members have concerns over the access to the parking spaces to the rear of the property.

15/505390/ADV - Advertisement consent for 1x hoarding sign on Land at Junction of New Cut Road And Bearsted Road Weaving.

Wished to see refused on the grounds of its detrimental effect on the street scene and the distraction it would cause to motorists. Furthermore this land was the subject of a recent planning application refusal that was upheld on appeal partly because the Inspector recognised the value of the "openness of the landscape setting".

15/500349/OUT - Outline application for the development of one detached 3-bedroom house with garage and parking at 22 Goldstone Walk Boxley Kent ME5 9QB.

Wish to see refused for the reasons set out below:

- Overdevelopment. It is still the parish council's opinion that the existing property would be left with insufficient outside space appropriate for a 3-4 bedroom house.
- It is considered there will be unacceptable noise and air pollution at both the new and existing properties due to parking and car movements being in close proximity to these properties.
- Loss of privacy to the occupiers of No.22

The proposed access and egress to the new house is extremely narrow and it appears from the outline application that there is insufficient vision splay to allow safe access and egress.

There are concerns:

- The potential adverse impact on No's 16 & 17.
- Access and egress difficulties for emergency vehicles as the proposed entrance is approximate one garage width wide as well as safety issues for pedestrians.
- Concerns about the run off surface water due to the excessive hard standing.
- The south, south east part of the rear garden of the proposed new property used to be a pond until it was sold by KCC with restricted development covenants.

6. Planning Decisions, Appeals and Appeals Decisions

14/502252 Land at corner of New Cut Road and Bearsted Road, Maidstone. Planning Appeal DISMISSED. **Noted.**

7. Highways and Byways

7.1 HGV parking Old Chatham Road, to receive a verbal update at the meeting. This will be reviewed and brought back to the agenda in December 2015. **Action office.**

- 7.2 Yelsted Lane request for Not suitable for HGV signs. Cllr Wendy Hinder will give a verbal report at the meeting. As Cllr Wendy Hinder was not present at meeting this item has been deferred to the August meeting. **Action office.**
- 7.3 Advertising Boards at Roundwood roundabout and Westfield Sole Road. The office was notified that advertising boards had been erected at the above area and it was felt these were a distraction to motorists. Members **received** KCC H & T response that as these boards were behind the boundary line and in their opinion not obstructing visibility they were unable to enforce the removal of them. Members requested that clarification is sought from MBC whether planning permission is required for these signs/boards and how long they are allowed to be on display? **Action office.**
- 7.4 HGVs/Buses in Boxley Village. Cllr Dengate raised the issue of how the traffic travelling through Boxley Village can come to a complete stand still when a large vehicle passing through is blocked by traffic from the opposite direction. After discussion members **agreed** that there was a problem but that is was unlikely a solution could be found in the current financial climate. However, it could be considered as part of section 106 agreement if development ever took place in Boxley.
- 8. Volunteer Groups**
- 8.1 Walderslade Woodlands Group. Report **received** and **noted**. A further update on the task day held on Sunday 12 July indicated that there are cases of Ash Die Back on both of the plateaux the group were working on and advice is being sought from the Forestry Commission.
- 8.2 Friends of Boxley Warren. As Councillor Bob Hinder was not at the meeting a report will be given at the August meeting. **Action Cllr Bob Hinder.**
- 9. Policy and procedures review**
- 9.1 Responding to Planning Applications. Members agreed that the laminated planning advice sheets were still fit for purpose.
- 9.2 Annual Competency review/statement Members received and noted the Clerk's report. With regards to training, Cllr Dengate commented that the majority of KALC training tends to be during the day or at weekends which is not ideal for those who work. With regards to improvement Cllr Dengate suggested that instead of reading each agenda item verbatim, just read the item number and a key word this will help speed things up and prevent any unnecessary discussion.
- 10. Maidstone Local Plan –** No information had been received.
- 11. KCC Consultation on Kent's "Drainage and Local Flood Risk draft Policy Statement".** Members **received** the Clerks report and it was suggested that if Councillors had any further comments to add to the responses suggested by the Clerk to forward them by email before the closing date of 24 July. **Action Cllrs.**
- 12. Matters for Information**
Received
- 12.1 Highways, Transportation and Waste Survey Results 2014. Document can be viewed on the consultation page of the KCC website and an electronic copy is available from the parish office (e-mail 02/06/15).
- 11. Next Meeting**
Next full environment meeting 11 August 2015 at Beechen Hall commencing at 7.30 p.m.
- Meeting closed at 9.12 pm.
- Signed as a correct record of the proceedings.

Chairman Date