

**Minutes of the Environment Committee on Monday 14 December 2015 at Beechen Hall, Wildfell Close, Walderslade commencing at 7.43 pm.**

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

The Clerk apologised for the late start but she had been delayed by a resident needing to speak to her.

**1 Apologies and absences**

Cllr Hinchliffe (official opening of the Christmas Homeless Shelter), Cllr Bob Hinder (family commitment) and Cllr Hollands (another meeting)

**2 Declaration of Interests, Dispensations, Predetermination or Lobbying**

Members asked that it be noted that the parish council was the applicant on 15/507909.

**3 Minutes of the Meetings of 2<sup>nd</sup> and 9th November 2015**

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

**4 Matters Arising from the Minutes**

4.1 Minute 2810/4.1 Bike barrier at Fitzwilliam Rd/Camomile Drive. Information is awaited from KCC and the site has been inspected. **Noted.**

4.2 Minute 2810/4.2 Advertising boards at Roundwood roundabout. These were reported to MBC Planning Department and a response is awaited. **Noted.**

4.3 Minute 2810/4.3 HGV parking on roads. Cllr Davies's report and the KentALC updates were **received** and **noted**. The consultation on the proposed permanent area would be considered at the 11 January meeting. **Action Clerk.**

4.4 Minute 2800/4.6 Installation of hard standing/apron at Boxley Road noticeboard. The application to KCC (cost £375) for the work is currently being held at the office as KALC has asked KCC to review the fee. **Noted.**

4.5 Minute 2811/7.1 Weaving Street Speed Reduction. The Estates Committee was progressing the new entrance design and the cutting back of vegetation had been arranged. The resident has informed the parish office that an e-petition about the speed limit was being planned. **Noted.**

4.6 Any other matters arising from the minutes not on the agenda. **None.**

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

**5 Planning Applications for Consideration - DECISION**

15/509535/FULL Erection of single storey rear extension with roof lights at 16 Fir Tree Grove, Lordswood. *Do not wish to object.*

15/507909/FULL - Change of use of woodland and grassland to provide for formal public open space with associated ancillary structures (including seating and natural play equipment), improvement to paths and landscaping; and the erection of 12 no. dwellings with garaging, landscaping and access on land west of Wildfell Close at Walderslade Woods Including Land off Wildfell Close, Walderslade.

*Wish to see approved. In order to be open and accountable the parish council would like to point out that it is the applicant for this application.*

15/509587/FULL - Erection of a single storey rear and side extension at 8 Maxton Close, Bearsted. *Do not wish to object.*

15/509444/FULL Conversion of existing garage to habitable room, internal alterations, erection of first floor side extension and attached garage - resubmission of 15/506684 at 2 Lombardy Drive, Maidstone.

*The proposal has not changed significantly enough for the Parish Council to amend its previous decision.*

*Therefore wish to see refused due to the negative impact on the street scene. There is concern that even with the new design the development is adjacent to a junction and would interfere with the vision splay of drivers creating a safety issue.*

*If the planning officer is minded to approve the new garage the Parish Council asks for a condition to be included that the garage should not be changed into residential accommodation.*

*Do not wish to see referred to the Planning Committee.*

15/509570/TPO. TPO application to remove 1 x crab apple tree at 42 Olivine Close Walderslade. *Application withdrawn.*

15/509641/TPO. TPO application to 1 x Oak tree - remove stem/trunk suckers to first main branch, remove sucker growth annually, reduce crown by 25% by reducing crown spread to a radius of between 2-2.5m and crown lift to give maximum ground clearance of 4m at 32 Spenlow Drive, Walderslade.

*Do not wish to object, defer to the Landscape Officer's views.*

15/509840/TPO. TPO application to 30% crown reduction to two Oak trees and one field maple at 11 Sylvan Glade Walderslade.

*Do not wish to object, defer to the Landscape Officer's views.*

15/509881/TPO. TPO application - 1no. Sweet Chestnut Re-pollard and reduce large branches back by up to 2m at 1 The Medlars Maidstone.

*Do not wish to object, defer to the Landscape Officer's views.*

15/508730/TPO. TPO application to 1no Hornbeam at no.14 - Crown lift by 4m and reduce by 2m, 1no. Hornbeam at no.18 - Crown lift by 4m at 14 Olivine Close Walderslade.

*Do not wish to object defer to the views of the landscape officer.*

15/510266/FULL Minor Material amendment application to 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 as shown on site location plan and drawing nos. 13-13-100, 101, 102, 103, 104, 105, 106, 107 received on 18/6/14; as amended by drawing nos. 101A, 106A and 107A received on 23/9/14.) - to change each unit slightly to accommodate a true reflection of the site at Tyland Corner Tyland Lane Sandling.

*Do not wish to object.*

15/510037/FULL Removal of condition 20 of MA/13/1163 (Outline application for the development of a medical campus comprising up to 98,000sqm of additional floor space (including additional hospital facilities, clinics, consultation rooms and a rehabilitation centre (classes C2/D1); education and training facilities with residential accommodation (class C2/D1); key worker accommodation for nurses and doctors (class C3); pathology laboratories (class B1); business uses (class B1); ancillary retail services (class A1, A2, A3); and up to 116 class C2 neuro-rehabilitation accommodation units; internal roads and car parks, including car park for residents of Gidds Pond Cottages; hard and soft landscaping including creation of new woodland area with access for consideration and all other matters reserved for future consideration.) - relating to air quality information at Maidstone Medical Campus. At Kent Institute Of Medicine And Surgery Newnham Court Way Weaving. *Noted.*

KIMS Medical Campus meeting 10/12/15. The Chairman briefed members on the content of the presentation and informed them that a planning application for a small hospital facility would soon be submitted. Arrangements were being made to invite DHA to an extra Environment Committee meeting at Grove Green, probably in February, to give a presentation to the committee and also local people. **Action Clerk.**

Concern was raised about the traffic issue when the remainder of the KIMS site was developed. The recent announcement that KCC would now object to planning applications in areas where there was severe congestion was welcomed however members asked that the issue of traffic from KIMS development be taken to Maidstone Joint Transport Board and KCC. **Action: Clerk.**

MBC – Maidstone Enterprise Zone. The MBC Briefing Paper – Enterprise Zone bid report was received **and** noted. The Clerk was asked to ascertain whether the Enterprise Zone boundary was fixed as there was concern that Newnham Court might be included at a later date. **Action: Clerk.**

The Clerk has approached MBC about coming to a meeting to brief the local community. **Action: Clerk.**

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

6.1 Land At Junction Of New Cut Road And Bearsted Road Weaving Kent. Proposal: Advertisement consent for 1x hoarding sign. Written appeal commencing. **Noted.**

6.2 Lordswood Urban Extension Planning Appeal Decision – ALLOWED. **Noted.** Members' asked that it be minuted that the parish council was extremely disappointed at the decision and the fact that KCC did not object on highways grounds. Concern was also expressed that all Section 106 payments were going to Medway Council, the Clerk was asked to investigate whether MBC had applied for Section 106 payments for this area. **Action: Clerk.**

6.3 Bethany, Boxley Road, Walderslade. Decision - DISMISSED.

## 7 **Highways and Byways**

7.1 Cllr Hinchliffe report on the KCC Parish Seminar 9th November 2015. **Received and noted.**

7.2 Bollards on verge adjacent to Boxley Rd/Travertine Rd junction. After discussion it was **agreed** that the Clerk would submit options to the next committee. The suggested project is to be used to test the form that the Environment Committee was likely to adopt. Members asked that the PCSO be approached to place advisory notes on the offending vehicles parking on the verge. It was also highlighted that a leaflet drop could be undertaken to ask residents not to park on the area. **Action: Clerk.**

7.3 Charge for PC work on highway property. The KentALC report that it was in discussion with KCC about the charge was **received and noted.**

7.4 Maidstone Joint Transport Board agenda report on funding available for improvements at the M20 junction 7 and signalisation of the Bearsted Road roundabout was **received and noted.**

7.5 HGV parking Grovewood Drive South. The Clerk reported an increase in reports of this type of parking with 3 HGVs parked there overnight 8/9 December. The problem had been reported to KCC. **Action: Clerk to monitor.**

7.6 KCC Planning application responses. Notification that KCC will in future object to planning applications on highway grounds as it has identified severe congestion in many areas. Members decided that in future copies of parish council's responses, where it has expressed objection or concerns regarding traffic impact, are to be supplied to KCC. **Action: parish office.**

7.7 Local Wildlife Site Cuckoo Wood, Sandling Lane. The update on its boundary and inclusion in the LWS register was **noted.**

## 8 **Volunteer Groups**

**Received and noted** Rob Burrow's December report. Cllr Ivor Davies added that, despite the weather, the group had had a good turnout for the task day.

## 9 **Policy and Procedures**

Street Maintenance Policy. After lengthy discussion the suggested changes to the current documents and the adoption of 2 other documents were **agreed.** It was identified that funding for any work would normally be released in quarterly amounts.

The document was to be tested on the bollards request at Boxley Road/Travertine Road

10 **Maidstone Local Plan**

The Clerk’s report on Planning training on 24 November 2015 and the MBC update on the timescale for adopting the Local Plan were **received** and **noted**.

11. **Community Infrastructure Levy (CIL)**

Members agreed a response to a Government review of CIL. **Action: Clerk.**

12. **Matters for Information - INFORMATION**

12.1 Section 106s explanation **received** and **noted**.

12.2 Abbey Court, Boarley Lane new tenants. Members would be pleased to receive an invitation to visit the company. Cllr Waller asked that the company is informed that the palling fence bordering Boarley Lane is in a poor state of repair and in need of replacement or maintenance. **Action: Clerk.**

13. **Draft Budget 2016/2017**

Members were invited to submit projects for consideration for the draft budget. None submitted.

14. **Next Meeting**

Next full environment meeting 11 January 2016 at Beechen Hall commencing at 7:30pm.

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

Update on a property in Walderslade was **noted**.

Meeting closed at 9.20 pm.

Signed as a correct record of the proceedings.

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