

**Minutes of the Environment Committee on Monday 14 September 2015 at Beechen Hall, Wildfell Close, Walderslade commencing at 7.30 pm.**

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

1. **Apologies and absences**

Cllr Springate (unwell).

2. **Declaration of Interests, dispensations, predetermination or Lobbying**

All councillors declared that they had been lobbied on item 7.1. Cllr Dengate declared he was predetermined on item 6.2.

3. **Minutes of the Meeting of 17<sup>th</sup> August 2015**

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

4. **Matters Arising From Minutes**

4.1 Minute 2784/4.1 Installation of hard standing/apron at Boxley Road noticeboard. The Clerk is still attempting to get permission for the work from KCC. **Noted.**

4.2 Minute 2784/4.2 Bike barrier at Fitzwilliam Rd/Camomile Drive. **Noted** a report from KCC H.W&T is awaited; the report will indicate the cost of purchasing and erecting a barrier. County Councillor Carter has been approached about contributing towards the cost.

4.3 Minute 2784/4.4. Advertising boards at Roundwood roundabout. These were reported to MBC Planning Department and it has been noted that they were taken down/removed. Members pointed out that one has been re-erected. The Assistant Clerk confirmed that this has been reported to enforcement and it is hoped an update will be available for the next meeting. **Action office.**

4.4 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 and Appeals for Consideration**

15/506694/FULL. Conversion of existing garage to ancillary accommodation and changes to fenestration at Glenside, Boxley Road, Walderslade, Kent, ME5 9JE. **Ratified** the Clerk's decision, after consultation with Committee members, Wish to see refused. This is a recently built property and it is considered that the applicant never planned to use this garage for anything else but a habitable dwelling and this is therefore development by stealth. If the planning officer is minded to grant permission then the parish council asks for a condition that the property will be limited to the immediate family of residents of the primary dwelling and the proposed development will remain tied to the primary property and not allowed to let or sold as a separate entity.

15/506670/TPO. TPO application to fell 2no trees (species unknown) at 21 Goldstone Walk, Boxley, Kent, ME5 9QB. **Ratified** the Clerk's decision, after consultation with Committee members, Do not wish to object. Defer to the views of the Landscape Officer.

15/506778/TPO. TPO application to 2no Oak and 1no Field Maple – pollard 3m, 1 no multi-stemmed Hornbeam – coppice, 1no Willow – pollard to 6-8m at 11 Sylvan Glade, Walderslade, Kent, ME5 9PW. **Ratified** the Clerk's decision, after consultation with Committee members, Do not wish to object. Defer to the views of the Landscape Officer.

15/506684/FULL. Conversion of integral garage to habitable space, internal alterations, erection of first floor side extension with insertion of rooflights, erection of detached double garage with room over, insertion of four dormer windows and a bay window to

front elevation at 2 Lombardy Drive, Maidstone, Kent, ME14 5TA. **Ratified** the Clerk's decision, after consultation with Committee members,  
Wish to see refused due to:

- The significant increase in the development footprint on the site.
- The adverse impact on the street scene.
- The location of the proposed new garage is directly adjacent to a junction and would interfere with the vision splay of drivers creating a safety issue.
- The new garage is of a significant size with roof dormers into an upper store area in the roof. If the planning officer is minded to approve the application then the parish council asks for a condition that the garage will be limited to the immediate family of residents of the primary dwelling and the proposed development will remain tied to the primary property and not allowed to be converted into a habitable dwelling.

15/506855/TPO. TPO application to 1no Holm Oak – Cut back 4 branches extending  $\frac{3}{4}$  of the way across the garden at 4 The Medlars, Maidstone, Kent, ME14 5RZ. **Ratified** the Clerk's decision after consultation with the Chair and Vice Chair out of meeting of Do not wish to object. Defer to the views of the Landscape Officer.

15/507151/TPO. TPO application to 1no Hornbeam - Reduce radial spread by a max 3 metres at 19 Orbit Close Boxley Kent ME5 9NF. Do not wish to object. Defer to the views of the Landscape Officer.

15/507147/TPO. TPO application to fell 1no Greengage at 2 Woodlands Boxley Kent ME5 9JX. Do not wish to object. Defer to the views of the Landscape Officer.

15/506071/LBC. Listed Building Consent for alteration of side boundary wall involving removal of a short section to allow for vehicle access at Yew Trees House The Street Boxley Kent ME14 3DR. Whilst the Parish Council fully understands the reasons for this application there are concerns that this will fundamentally alter the character of the property, but ultimately would defer to the views of the conservation officer. Should the planning officer be minded to approve the application members have requested the remaining wall is reinstated to an acceptable standard using some of the original bricks.

15/507159/TPO. TPO application to 1no. Hornbeam - Crown lift for clearance of 5m, thin canopy by 10%. 1no Oak tree - Crown lift for clearance of 5.5m, remove dead wood at 20 Spenlow Drive Boxley Kent ME5 9JT. Do not wish to object. Defer to the views of the Landscape Officer.

15/507233/FULL - Removal of condition 5 (BREEAM New Construction rating) of 15/504043/FULL to change of use of land to incorporate B8 storage and Distribution and erection of Warehouse Building and open storage and continued use of offices at Brett House St Michaels Close Aylesford ME20 7XE. Do not wish to object.

15/507368/TPO - TPO application to 2no. Silver Birch - Fell, 1no. Silver Birch - Reduce by 30%, 1no. Hornbeam - reduce by 25% at 7 Forestdale Road ME5 9NB. Do not wish to object. Defer to the views of the Landscape Officer.

15/503178/FULL - L shaped stable block for personal use. Revised red line to application site, amended design to stable block. Drawing Nos. 151-01 Proposed Layout; 151-02 Location Plan Layout; 151-03 Block Plan and amended application form/Certificate B at Willow Farm Tyland Lane Sandling Kent ME14 3BL. Do not wish to object however members wished to reiterate their original response that if the planning officer is minded to approve a condition is imposed on this stable block for personal use only.

15/507248/REM - Approval of Reserved Matters following outline application MA/13/1480 for the demolition of existing industrial units and the construction of 9 no. new houses with garaging. (landscape being sought) at Tyland Corner Tyland Lane Sandling ME14 3BL. Do not wish to object.

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

6.1 APP/U2235/D/15/3131532. Bethany, Boxley Road, Walderslade, Kent ME5 9JD  
Proposal: Single storey rear extension, two storey front extension, roof extension, loft conversion, insertion of rear dormers, raised decking area to front, pitched roof to garage, excavation of front garden to create hard standing. Appeal start date: 1 September 2015.

The parish council's previous response has been supplied to the inspector. **Noted.**

6.2 APP/U2235/W/15/3132364 and 14/2227572 Lordswood Urban Extension. Outline application with all matters reserved for residential development (approx. 89 dwellings) plus open space, biomass plant and access road. Both applications for the same development are being twinned tracked. The parish council's previous response has been supplied to the inspector

There will be a public inquiry starting 13 October 2015, at 10:00am. The location is Thyme to Dine Catering, The Cornwallis Suite, Courtenay Road, Maidstone, ME15 6LF. The Inquiry is anticipated to last 4 days. **Noted.**

It was **agreed** that Cllrs Wendy Hinder, Bob Hinder and Ivor Davies would attend. Cllr Dengate expressed his concerns that the public hearing is being held some distance from the application site and it is felt this would deter local residents from attending as the venue is on the other side of Maidstone. The Assistant Clerk confirmed that she had enquired with the planning officer to establish the criteria for choosing a venue and who is responsible for making the decision. She is waiting for a decision. She confirmed that at this stage the venue could not be changed. It was **agreed** that a letter was sent noting the Parish Council's disappointment for the location of the venue. It was also noted that the Parish Council is also waiting for a copy of the temporary (six months) TPO requested on this woodland which will clarify the areas that have been included.

6.3 APP/U2235/Z/15/3131424

Location: Roundabout at Westfield Sole Road Boxley Kent

Proposal: Advertisement Consent for 5 non-illuminated sponsorship signs as shown on site location plan received 20/4/15; and elevation drawing received 6/5/15. Appeal Starting date: 1 September 2015. Members **noted** that this was a written hearing.

## 7. **Highways and Byways**

7.1 Yelsted Lane request for Not suitable for HGV signs. Members **received** and **noted** the Clerk's report and after discussion **agreed** for this item to be returned to the agenda in 5 months' time.

7.2 HGV parking on roads. **Received** and **noted** the Clerk's report and awaits further updates from KALC.

7.3 Operation Stack views of local parish councils are sought by KALC.

Members **received** and **noted** the Clerk's report and **agreed** to submit the following suggestions:

- If and when Operation Stack is invoked it is suggested that lorries are kept to the left with no overtaking.
- If as suggested lorries come off M20 at A249 and find this backed up, sat navs automatically suggest an alternative route which could be the A229. if this happens the Taddington Wood and Lord Lees roundabouts would be seriously affected bringing traffic to a gridlock. Better management of the traffic light prioritising system should be introduced.
- Coast bound lorries coming from Dartford Tunnel should be directed immediately onto the A2/M2.

## 8. **Volunteer Groups**

**Received** and **noted**

8.1 Walderslade Woodlands Group September report. Boxley Parish Council has been asked by KCC to apply for planning permission to develop the plateau at the junction of Wildfell Close and Walderslade Woods (road). This application consists

of nine three-bedroom detached houses and three four-bedroom detached houses, and is the next step in the life of the 'enabling development, and its impact on the woodlands, and the group. When KCC sell the land with planning permission, the proceeds will form the basis of a trust fund, to pay for the maintenance of the woodlands and the plateaux, for perpetuity. This sale will be accompanied by KCC handing over ownership to the parish, and therefore, all responsibilities.

The group are also participating in a joint application for funding from the Lottery Heritage Fund, along with BWAG (Bredhurst Woodland Action Group) and KWES (Kent Woodland Employment Scheme), for a substantial amount. The application is being drafted with the help of Mid Kent Downs Countryside Partnership.

The new store now has permanent ramp, which was used in earnest, for the first time, this week. We now have to decide how to best organise what gets stored where.

We were getting lots of 'complaints' about the state of the path half way along Round Wood. So, we decided to clear overgrowth on Friday, and on Task Day Sunday, barrow the chippings that were in the road at the Longwood gate, two thirds of the way up the valley, as well as mow the picnic table area!

I wouldn't normally do this, but I feel that I must mention all those who turned out over the two days of Task Day weekend, because it was such a sterling effort by them all. There was Maggie, Anne (J), Dave ('the stoker'), Brian, Bob (both days), Bill, and even young Sophie! Very well done to you all, for a great job, well done!

We are due to have our AGM this month, the date of which we will publish, as soon as it is confirmed. So please watch out for further information. Regards. Rob Burrows (Chairman).

#### 9. **Policy and procedures review**

None to review.

#### 10. **Maidstone Local Plan - Forthcoming public consultation**

Members were informed that a further round of public consultation on the Maidstone Borough Local Plan is planned to start on Friday 25th September. The consultation will run for 4 weeks, closing at 5pm on Friday 23rd October.

This will be a focused consultation, dealing with some select aspects of the Local Plan. The matters which it will cover include additional proposed housing and Gypsy & Traveller sites, an employment land allocation at Junction 8 of M20 (Woodcut Farm), proposed open space allocations and a revised open space policy, transport policies, proposed Landscapes of Local Value and a new care homes policy.

It was **agreed** that once this became available if it was relevant to the Parish Council members would be asked for their views at the next main environment meeting.

It was also **agreed** that this would be publicised on the Parish Council's page in the Downs Mail, on the website and through Facebook and the community alert system.

**Action office.**

#### 11. **Kent County Council Consultations/notice.**

11.1 Minerals & Waste Local Plan 2013-30 - Proposed Modifications Consultation.

KCC has contacted legal consultees to invite comment (response deadline 12 October 2015) on the proposed modifications to the Kent Minerals and Waste Local Plan (MWLP) 2013-30. Members **received** the Clerk's report and **noted** her comment that no further action is required as there is nothing directly relating to or affecting the parish. Cllr Dengate suggested that this consultation contained a lot of interesting facts and very good graphics and was worth reading.

11.2 Changes to the Kent Permit Scheme. Members **received** and **noted** the changes to this scheme.

#### 12. **Matters for information**

12.1 Parish and Town Council Seminar Monday 9<sup>th</sup> November 2015 at The Mercure Tunbridge Wells Hotel, and will start at 9.00am. It was **agreed** that Cllr Martin

Hinchliffe would attend and possibly Cllr Wendy Hinder. Members also requested the following item be submitted for the agenda:

**Illegal HGV parking.** While BPC recognise that there is a process in place to enable local authorities to deal with UK registered HGV’s and companies there are issues relating to foreign vehicles with the need for local authorities to employ bailiffs to pursue the penalty payments. The latter is expensive and a significant amount of penalties go uncollected. To resolve this, a change in legislation is proposed to make it a criminal offence for any foreign vehicle not to settle a penalty before leaving UK soil.

This legislation would also then encourage foreign HGV vehicles to use designated HGV parking when and where available, as this would be a better alternative to being pursued for a criminal offence.

13. **Draft Budget 2016/2017**

Members were invited to submit projects for consideration for the draft budget prior to the next meeting. **Noted.**

14. **Next Meeting**

Next full environment meeting 12<sup>th</sup> October 2015 at Beechen Hall commencing at 7.30 p.m.

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

An update was received on the building adjacent to Street Farm. However members were still not satisfied with the response received and have requested for this matter to be escalated and for the Clerk to write to Alison Broom, Chief Executive, MBC **Action: Clerk.** Cllr Bob Hinder requested that all future confidential documents are printed on coloured paper to help members differentiate from other papers received. **Action office.**

Meeting closed at 8.50 pm.

Signed as a correct record of the proceedings.

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