

Minutes of the Environment Committee on Monday 9 February 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 A Springate and Mrs M Waller together with the Assistant Clerk

1. Apologies and absences

Bob and Wendy Hinder (holiday), Martin Hinchliffe (Winter Homeless Shelter Meeting), Dennis Hollands (holiday)

2. Declaration of Interests, dispensations, predetermination or Lobbying

None

3. Minutes of the Meetings of 12th and 26th January 2015

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

4. Matters Arising From Minutes

4.1 Minute 2715/4.1 Boxley Warren gate. Update **noted**. The Assistant Clerk confirmed that KCCH&T will be installing the new gate on Wednesday 11 February. Cllr Dengate also confirmed that he had **agreed** with the Clerk to release £400.00 from the street maintenance budget if necessary to contribute towards the cost of additional bollards. Members also asked for confirmation that the 'no motorcycles' signs were being installed at all entrances/exits to Boxley Warren. **Action office.**

4.2 Minute 2715/4.2 Pilgrims Way/Lidsing Road junction. Update **noted**. The Assistant Clerk confirmed that resurfacing for this stretch of road has been scheduled from Sunday 5th April for 3 days. A diversion will be in place during this time and will be advertised via the council's website and Facebook page.

4.3 Minute 2715/4.4 Clearway Sandling. Erection of posts and signage. Members **received** and **noted** the Clerk's update.

4.4 Minute 2716/8.1 Clearway Chatham Road, letter to Kent MP's **noted** the Clerk's report. Members were pleased with the response that has been received which confirms that this is a countywide problem. Cllr Dengate was keen for the council to keep up the momentum, but to wait to see what response is received from the Transport Secretary before deciding what course of action to take.

4.5 Minute 2716/8.2 KCCH&T seminar 19/11/14. Members **noted** that a letter was sent to KCC suggesting that Borough Council representatives are invited to the seminars to deal with cross over issues.

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

To adjourn to allow members of the public to address the meeting

5. Planning Applications and Appeals for Consideration

15/500249/TPO. Trees - Chestnut Tree - Crown reduction AT 15 Cinnabar Close Walderslade Kent ME5 9PF. Do not wish to object but *defer to the views of the Landscape Officer.*

15/500284/FULL. Single storey rear extension and (part) garage conversion. (Orangery) at Le Jardin The Street Boxley Kent ME14 3DY. *Do Not Wish to Object.*

14/504230/FULL: New annex extension. Resubmission of 14/500451 at 14 Exton Gardens, Weaving. **Ratified** the Clerk's decision after consultation with committee members to amend the decision so that the objection is NOT referred to the planning committee as long as a condition is included stating that the annex can only be sold with the property and not as a separate dwelling.

14/501511/FULL Conversion of redundant farm building to dwelling – revised drawings at Street Farm, The Street, Boxley Kent ME14 3DR. *Do not wish to object, but have concerns that an alternative to Kent Peg roof tiling may be used. In the parish council's view this would be completely unacceptable and detrimental to the character of the*

building and its surroundings.

14/504888/FULL. Change of use of store to 2 x dwellings, 2 storey rear extension to provide 1 x dwellings (3 dwellings total), provision of external stair cases to 3x dwellings and new door way to lower ground floor (front elevation) and raising roof height of store at The Pump House Forstal Road Aylesford Kent 42 ME20 7AH. *Do not wish to object.*

14/506341. Conversion of garage to habitable room (removal of restrictive condition) at 4 Cobnut Close Weaving Kent ME14 5FS (*Off Franklyn Drive*). *Do not wish to object.*

15/500349/OUT - Outline application for the development of two 2-bedroom houses at 22 Goldstone Walk, ME5 9QB. *Wish to see refused for the reasons set out below;*

- Overdevelopment of the plot.
- It will have an adverse and unacceptable impact on the street scene with development immediately adjacent to Impton Lane. House number 2 is outside the building line of the current housing design on Impton Lane.
- The existing property would be left with insufficient outside space for a 3/4 bedroom house.
- There will be noise pollution in the existing house (No. 22) as the car parking area for the 3 properties is immediately outside the living and sleeping accommodation of No. 22.
- Loss of privacy to the occupiers of No. 22.
- The access and egress to the new houses is extremely narrow and it appears from the outline application that there is insufficient vision splay to allow safe access and egress.

Concerns are raised about:

- The potential adverse impact on No.'s 16 & 17.
- Access and egress difficulties for emergency vehicles as the proposed entrance is approximately one garage width wide

15/500774/TPO – Permission to coppice a Chestnut and reduce stems of a Birch from 3 to 1 at Beechen Hall, Wildfell Close, Walderslade ME5 9RU. *Do not wish to object.*

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

Received and noted. 14/503815/FULL Approved with conditions- BPC Decision –Refuse.

7. **Volunteer Groups**

7.1 **Received and noted** the following report from Rob Burrows (Chairman) of WWG;
Before the order for the new store can be placed, we need to have obtained the required tree planning permissions. The lead time on each of these tasks is about 6 to 8 weeks.

I have confirmed with the store suppliers that the delivery lorry crane will be able to position the new store as required. For our Task Day this month, we have started to create a new glade at the southern end of Cossington valley, where two large ash trees have been blown over. These trees have been made safe, brash chipped for the valley path, and the larger logs are ready for being made into natural seating. In order to complete the glade, we will need to coppice several hazel stools. Our planned meeting of the 20th of January, had to be cancelled, and needs to be rearranged. We will publish the new date asap.

From now on, I will be publishing any pictures on our Facebook page, rather than sending them out via email. If you look, you will find pictures of the Task Day there.

Cllr Ivor Davies added that there aren't any 'no motorcycles' signs at the entrance to woods from Beechen Bank Road and Cossington Road and requested the office to investigate this. **Action office.**

8. **Highways and Byways**

- 8.1 The Maidstone Joint Transportation Board Drainage Report, **received** and **noted**. Members **agreed** that a short summary of this report should be placed on the Parish Council’s Website.
- 8.2 Footpath between Wildfell Close and Boxley Road Members **received** the Clerk’s report and after careful consideration they **agreed** that clarification on Land ownership of the footpath should be obtained and once this has been established to bring back to the agenda for further consideration. **Action office.**
- 8.3 Additional maintenance. Members **received** and **noted** the Clerk’s report.

9. **Policy and procedures review**

None to review

10. **MBC Local Plan**

To receive an update on any progress or issues.

- 10.1 Site allocation update **received** and **noted**.
- 10.2 KCC Transport Strategy Progress **received** and **noted**.
- 10.3 General update Members **received** the Clerk’s report but was unsure of ‘the requested boundary change and requested that it was returned to the next agenda with further information and an explanation.

11. **Matters for information**

- 11.1 National Planning Policy Framework **received** and **noted** the Clerk’s report.
- 11.2 Planning Update from KALC **received** and **noted**, Cllr Dengate requested that the Clerk reads the update and if there is any further clarification bring back to the next meeting. **Action office.**
- 11.3 KALC Annual Planning Conference – Friday 27 March at Lenham Community Centre Member requested that this is circulated to committee members not present at the meeting. **Action office.**

12. **Next Meeting**

Next full environment meeting 9th March 2015 at Beechen Hall commencing at 7.30 p.m. Items for the agenda must be with the parish office no later than 2nd March 2015.

In view of the confidential nature (personal details and data) on the Enforcement item about to be transacted, it is advisable that the public and press will be excluded from the meeting for the duration of or part of the item.

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

Members **received** and **noted** MBC’s response that the replacement of the unauthorised tiles will be done by the spring.

Meeting closed at 9pm.

Signed as a correct record of the proceedings.

Chairman Date