

Minutes of the Environment Committee on Monday 11th April 2016 at Beechen Hall, Wildfell Close, Walderslade on commencing at 7.30 pm.

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

1 Apologies and absences

Mr B Hinder (attending KALC/MBC meeting for parish council). Ms L Clarke (absent).

2 Declaration of Interests, Dispensations, Predetermination or Lobbying

None submitted.

3 Minutes of the Meetings of 7th and 14th March 2016

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

4 Matters Arising from the Minutes

- 4.1 Minute 2849/4.1 HGV parking. Helen Whately MP's report on the foreign HGV's levy was **received and noted**. Cllr Dengate asked for information on how much of the levy has gone back into maintaining and improving KCC roads. **Action: Clerk.** The issue regarding assisting local authorities to collect the debts from foreign lorries was still outstanding and this was again to be raised with the MP. **Action Clerk.**
- 4.2 Minute 2849/4.2 Installation of hard standing/apron at Boxley Road noticeboard. The Clerk has written to KCC complaining about the lack of a decision being taken and highlighting that the request was now over six months old. **Noted. Action: Clerk.**
- 4.3 Minute 2849/4.3 Inconsiderate parking Provender Way. County Councillor Carter has been reminded about the parish council's approach about using his devolved highway budget to install yellow lines at the junctions on Provender Way.
- 4.4 Any other matters arising from the minutes not on the agenda. None.

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

5 Planning Applications for Consideration

16/502819/TPO TPO application to 4no Oak, 1no. Lime and 1no. Beech - remove any deadwood, cross rubbing or diseased branches and epicormic growth at 3 The Medlars Vinters Park. *Do not wish to object defer to views of the Landscape Officer.*

16/502040/FULL Provision of 2 parking spaces with associated means of access at The Pump House Forstal Road Aylesford. *Do not wish to object.*

16/502200/FULL Retrospective application fort wooden shed in front garden at Glenside Boxley Road Walderslade. *Do not wish to object. The parish council does not approve of retrospective applications.*

16/502703/TPO TPO application to 2no. Hornbeam - Crown lift to give maximum ground clearance of 3m, crown thin by 15% max, cut back branches to give 5m max clearance from rear elevation at 7 Bellgrove Court Walderslade. *Do not wish to object defer to views of the Landscape Officer.*

Court Lodge Farm, The Street, Boxley site visit. Cllr Hollands report on a recent visit to the site, in his role as Chairman of the Parochial Church Council was **received and noted**. Members' **agreed** that they would welcome a visit to the site to see what the owner was proposing and the office was asked to arrange this at an appropriate time. **Action office.**

16/501281/LAWPRO Lawful Development Certificate (Proposed) for erection of a single storey rear extension. Alterations to fenestration including two new windows at Bethany Boxley Road Walderslade.

Members' raised questions about the meaning of LAWPRO and the use of 'proposed' within the description of the development. The Clerk was asked to obtain clarification

and notify members. **Action: Clerk.** Subject to clarification on the reason that this was a Lawful Development Certificate (proposed) application and not a general planning application. Members' were minded not to object but to ask for conditions and concerns to be identified and included.

- No future permitted development rights to be allowed, to protect the character of the area.
- No access to the site is to be allowed through Beechen Bank, to protect the Ancient Woodland covered by TPO.
- Hours of construction to be between 8.00am and 5.00pm Monday-Friday; 8.00am and 1.00pm on Saturdays with no work taking place on a Sunday or Bank holidays.
- Prior to commencement of work a landscaping plan to be approved by MBC.
- Prior to commencement of work details of materials to be used to be approved by MBC.
- The windows to the side walls are to be frosted and fixed close to prevent overlooking of adjacent properties.

Concerns are raised about the current state of the front garden and it is requested that this needs clearing and all materials resulting from the development need to be removed from the site. As Boxley Road is very narrow it is requested that advice is given on the need to keep the road clear of any rubble and also cleaned of any mud resulting from the development.

16/502442/TPO TPO application to 1no. Large Hornbeam Group.- One of the stems leans heavily towards the property and needs to be removed. 1no large Oak - Reduce back large stem by 15-18ft on the south side to remove the weight and mitigate the leverage towards the road. 4no. Cherry trees - Fell. On the northern side there 1no Cherry, 2no Birch - fell, 1no Ash - reduce height by 12ft at Alexandra Hospital Impton Lane Walderslade. *Do not wish to object defer to views of the Landscape Officer.*

16/502988/TPOTPO application to 2no Sweet Chestnut - Fell, 6no Sweet Chestnut/Maple - Cut back to boundary line, 1no. Maple reduce height of stem to 3m, 1no Birch - Fell at 2 - 4 Saracen Fields Walderslade. *Do not wish to object defer to views of the Landscape Officer.*

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

Parish council attendance at MBC Planning Committee meeting 7 April 2016. 16/500889 Variation of condition 2 to allow handmade clay tiles rather than Kentish peg tiles.

The Chairman informed members that Cllr Bob Hinder had attended the meeting and planning permission had subsequently been refused. Whilst at the meeting Cllr Hinder notified the relevant officer that the downpipe from the guttering also contravened the conditions of the original planning permission. Cllr Hinder was thanked for his work. **Noted.**

TPO application to crown reduce 1 Oak tree by 1-1.5m, remove two lowest limbs of 1 Hornbeam, crown reduction of 1 Pear tree by 3- 4ft at 8 Travertine Road, Boxley, Kent, ME5 9LQ. APPEAL: Dismissed. **Noted.**

15/509444/FULL PROPOSAL: Conversion of existing garage to habitable room, internal alterations, erection of first floor side extension and attached garage - resubmission of 15/506684 ADDRESS: 2 Lombardy Drive Maidstone Kent ME14 5TA
Members were informed that their previous decisions to object to the planning applications due to the size and impact on the street scene were supported by MBC and the Planning Inspectorate on appeal. **Noted.**

7 **Highways and Byways**

Bollards on verge adjacent to Boxley Rd/Travertine Rd junction. After consideration of the issue and quotations received members **agreed** (with Cllr Davies abstaining) **that a maximum of £1,300 is made available to install up to 16 bollards on the verge to stop the parking. Action: Clerk.**

8 **Technical consultation on implementation of planning changes**

The Clerk was thanked for her work on the briefing note. After consideration it was **agreed** that Cllr Dengate and Cllr Davies would submit their remarks to the Clerk who could, if the comments and suggestions did not contradict what was already agreed, amend the responses. The Clerk is to liaise with members if any of the submitted comments or suggestions radically changed an already suggested response. **Action: Cllrs Ivor Davies, Dengate and the Clerk.**

9 **Volunteer Groups**

Walderslade Woodlands Group April Task Day. Cllr Davies notified members that the volunteers undertook ground clearance by the underpass at Cossington Lane. He also reported that the blue bells were starting to come out.

10 **Policy and Procedures**

BPC planning information leaflet. Deferred to next meeting. **Action: Clerk.**

11 **Matters for Information**

11.1 Flytipping Boxley Road, entrance to Old KCC site. The chairman informed members that she had reported the flytipping.

11.2 Concern was raised about possible flytipping in Bell Lane. The Clerk was asked to get an update from MBC on the situation of flytipping and possible car storage along Bell Lane. **Action: Clerk.**

11.3 Flytipping off of Sindal's Lane. Members were notified that the parish office had been liaising with MBC about the terrible flytipping and MBC was going to arrange to clear it but currently had to investigate the access for large vehicles to get on and move around the site.

11.4 Overloaded skip outside a residential property. The Clerk as asked to contact the property owner about having an overloaded skip emptied/removed. It was noted that the skip had been there for months. **Action: Clerk.**

11.5 Over grown vegetation Peverel Drive. Following a complaint the Clerk had sent a letter concerning the need to have vegetation cut back from a footway. The parish council has now received an e-mail which states the work had taken place and thanking the parish council for intervening.

11.6 Land at the rear of Tesco Grove Green. Members identified that this had become so badly littered that it was an eyesore. The Clerk was asked to get MBC involved to try to get it maintained. The issue of ownership was also raised. **Action: Clerk.**

12 **Next Meeting**

Next Environment Committee meeting 16th May 2016 at Beechen Hall commencing at 7:30pm.

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

None submitted.

The Chairman thanked Cllr Hinchliffe, who due to other commitments had decided not to stand for re-election, for his work for and on the Environment Committee

Meeting closed at 8.49 pm.

Signed as a correct record of the proceedings.

Chairman Date