

Minutes of the Environment Committee on Monday 12 September 2016 at Beechen Hall, Wildfell Close, Walderslade on commencing at 7.30 pm.

Councillors present: Mrs Wendy Hinder (Chairman), Ms L Clarke, Mr I Davies, Mr Bob Hinder, Mr Rob Martins and Mr M Radcliffe-Godfrey together with the Clerk (until 9.30pm), Assistant Clerk and three members of the public.

1 **Apologies and absences**

Cllrs P Dengate, D Hollands (work commitments).

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

Cllr Wendy Hinder declared she had been lobbied on planning application 16/506229/FULL.

3. **Minutes of the Meetings of 4th and 11th July 2016**

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

4. **Matters Arising from the Minutes**

4.1 Item 4.1 Minute 2893/4.1 HGV parking. Members **received** the response from HM Treasury which was noted. As this subject has been debated in the House of Commons recently by MPs Helen Whately and Helen Grant, members **agreed** to monitor the progress of this on a 6 monthly cycle but no further action is taken at the present moment. **Action office.**

4.2 Minute 2893/4.2 Installation of hard standing/apron at Boxley Road noticeboard. Of ten KCC approved contractors approached one responded and a site meeting has been scheduled for Wednesday 14 September, 2016. **Action office.**

4.3 Minute 2893/4.3 Inconsiderate parking Provender Way. The parish office has not been able to obtain information on the possible progress of this work and it was **agreed** that it is escalated to the Chairman/Borough Councillor. Members did **agree** that double yellow lines would be the best option at the junctions of all roads leading off Provender Way. At Grovewood Drive South it was suggested that double yellow lines at the junction with New Cut Road with the possibility of single yellow lines with waiting restrictions in other parts however further investigation was needed. **Action Office/Cllr Wendy Hinder.**

4.4 Minute 2893/4.4. Bollards. Members **received** and **noted** the Clerk's report. The draft parking policy, a result of the decision on this item at July's meeting was considered under item 11. **Action Office.**

4.5 Minute 2882/4.6. Land to the rear of Tesco Grove Green. The office is still investigating who owns and manages the land. **Noted. Action office.**

4.6 Minute 2882/4.8 Litter/flytipping signs. **Noted** the signs are on order. **Action MBC.**

4.7 Minute 2884/7.2 Flooding Boxley Road (near Longwood) and Brownlowe Copse. Boxley Road has been dealt with and the KCC Inspection of Brownlowe Copse has been closed stating the issue has been dealt with, however a site visit has revealed that 2 of the 3 reported drains are still blocked and the office has reported this and asked for an explanation. **Noted.**

4.8 Minute 2894/7.2 Bus shelter and bus service Grove Green. Cllr Wendy Hinder confirmed she had received a letter from Helen Whately who had contacted Arriva Bus service about a bus service after 6pm but it was not deemed financially viable. The parish council will continue to monitor the situation.

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

The meeting was adjourned to allow the members of the public to address the meeting.

Issues raised included the amount of litter and flytipping occurring in the area. Two residents regularly litter pick Wildfell Close and parts of Walderslade woods road and Boxley Road but are frustrated by the rate it returns. They asked the council for help in tackling the problem.

Members thanked the residents for their litter picking and were very sympathetic to their frustrations. Members suggested they attend a Full Council Meeting at Maidstone

Borough Council next week to ask them how they plan to deal with the litter issues in the rural parts of the borough.

A resident addressed the committee with their concerns/objections to planning application 16/506229/FULL.

5. **Planning Applications for Consideration**

16/505568/FULL Creation of a first floor extension over existing garage, removal of existing conservatory and erection of single storey rear extension with insertion of roof lights and creation of front porch. 6 Haywain Close Weaving ME14 5UX. Deadline 3 August 2016.

Clerk's note: The above planning application was, due to an administrative error, not submitted to members for consideration and as there was no meeting in August this was not picked up until this agenda was being prepared. The deadline for response has passed and the Planning Officer is minded to approve this application. The Clerk apologises for the mistake. **Noted.**

16/505185/FULL Erection of a detached double garage. The Bungalow Weaving Street Weaving Kent ME14 5JS Deadline 1 August 2016

Clerk's note: The above planning application was, due to an administrative error, not submitted to members for consideration and as there was no meeting in August this was not picked up until this agenda was being prepared. The deadline for response has passed and the Planning Officer recommending refusal. The Clerk apologises for the mistake. **Noted.**

16/506229/FULL Single storey side extension to provide storage space and increase existing kitchen area and conversion of existing garage into additional living area. 15 Greensands Boxley Kent ME5 9DQ. Deadline 16/506229/FULL

Wish to see refused and reported to the planning committee for the reasons set out below:

- The proposed single storey side extension by virtue of its design and infilling up to the boundary would compromise the character of the existing property and would have a detrimental impact upon the character of the area and the street scene. The development would therefore be contrary to policy H18 of the Maidstone Borough Wide Local Plan (2000).
- The proposed side extension by reason of its prominent siting and disproportionate design would be detrimental to the character and appearance of the host building it would thereby be contrary to saved policies H18 of the Maidstone Borough Wide Local Plan (2000).
- The proposed extension would create a loss of light to the neighbouring property specifically to their dining room which would be adjacent to the extension.
- This development will have an adverse impact on the quality of life of the resident of No.16 due to their inability to park more than one car on their drive and accessing their bins and garden area.
- The parish council has been made aware that there is a covenant on the neighbouring property which states 'Not to carry out cause or permit to be carried out any activity upon the land which shall be or becoming a nuisance or cause annoyance to the owner or occupiers of any adjoining property'. Not without the prior written consent of the council to erect or maintain or cause or permit to be erected or maintained any fence walls or structures which in the opinion of the council would materially affect the access of light and air or obstruct the view enjoyed by the adjoining or neighbouring properties or otherwise affect the surrounding property or

highway. The parish council considers that this original recognition and the importance this places on the current street scene supports the argument that if allowed, will have a detrimental impact on the street scene.

- Concerns were raised about the loss of a garage and car parking spaces which could force cars to be parked in what is a very narrow street and cause parking issues in the future.
- If the Planning Officer is minded to approve the parish council has requested that no windows should be placed on the side of the extension, the avoid loss of privacy.

16/506526/TPO TPO application - Fell 1 x Common Ash to ground level and poison stump, Prune back group of Ash trees, Fell 1 x Hazel to ground level and poison stump. 5 Chequers Close Boxley Kent ME5 9SR.

Do not wish to object. Defer to the views of the Landscape Officer.

16/506246/FULL Proposed single/two storey rear extension and detached garage. Park Cottage Boxley Road Boxley Kent ME14 3DH.

Do not wish to object.

16/506522/FULL Demolition of existing front dormer to be replaced with first storey hipped roof extension. New mono pitched porch roof and canopy. New garage with pitched roof continuing around over single storey rear extension with roof lights. New windows and doors. New rendered first floor elevation to front. Skipton Weaving Street Weaving Kent ME14 5JQ.

Do not wish to object. Members requested the Contractors Traffic Management note is sent to the applicant.

16/505913/FULL Construction of a two storey side extension and conversion of existing garage into living accommodation. 12 Spenlow Drive Boxley Kent ME5 9JT.

Do not wish to object. Members requested the Contractors Traffic Management note is sent to the applicant.

16/506657/FULL Demolition of existing garage, removal of greenhouse, erection of single storey side and rear extension and creation of front bay window. Pen Dean Weaving Street Weaving Kent ME14 5JP.

Do not wish to object. Members requested the Contractors Traffic Management note is sent to the applicant.

16/506777/TPO – Application to crown reduce by 3m and remove trunk suckers on 1 x Oak and coppice 1 x Hornbeam at 20 Round Wood Close, ME5 9UL. *Do not wish to object. Defer to the views of the Landscape Officer.*

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

16/500943 Demolition of existing conservatory and erection of replacement 2 storey rear extension at 1 Highridge Close, Weaving ME14 5XQ. **Noted** MBC's response for refusal.

Public Inquiry. Gibraltar Farm Ham Lane Hempstead Gillingham Kent ME7 3JJ
Outline application with some matters reserved (appearance, landscaping, layout, scale) for construction of up to 450 market and affordable dwellings with associated access, estate roads and residential open space

The appeal is to be considered by an Inspector at a Public Inquiry on 4 October, 2016 at 10:00. It will be held at: Civic Suite, Medway Council, Gun Wharf, Chatham, ME4 4TR. Members **agreed** to attend the hearing and it was suggested a rota should be drawn up by the office. **Action Office.**

7. **Litter and Flytipping**
After considering the Clerk's report and listening to the concerns of the two residents, members **agreed** to the following:
 - organise litter picks encouraging residents to get involved through a letter drop to every house advising when this will take place.
 - Talk to the Community Pay Back team and organise litter picks.
 - Request to F & GP committee to release funds for purchasing equipment
8. **Highways and Byways**
MBC Official Registration – KIMS site New Street Name. Members **agreed** with the proposed name 'Gidds Pond Way'.
9. **MBC Community Infrastructure Levy Draft Charging Schedule, Draft Regulation 123 list, Draft Charging Schedule Consultation.** Members **received** the Clerk's briefing note and **agreed** not to respond to the consultation.
10. **Maidstone Local Plan**
Members **received** and **agreed** Lindsay Frost's (Independent Planning Consultant) report which outlines BPC's submission and representation at the public examination for Maidstone Local Plan on Tuesday 11 October 2016 dealing with Environmental Constraints. Members requested clarification on a couple of minor points within the report. **Action Office/Lindsay Frost.**
11. **Policy and Procedures**
 - 11.1 Parking in the Parish - Draft Policy. Members **received** and **agreed** with a few minor amendments to adopt the policy.
 - 11.2 Pre application discussions procedure and Annual Competency report. Deferred until October meeting. **Action office.**
12. **Grounds Maintenance**
Members **received** the Clerk's report but required further investigation to be undertaken. It was **agreed** that a draft policy is required setting out criteria etc. Members suggested a working group is set up to consider the policy and identify areas requiring additional maintenance and for job specifications to be drafted. It was agreed that the clerk would investigate costings and return the item to the agenda when setting the budget. **Action office/councillors.**
13. **Budget**
 - 13.1 Members were reminded that they need to inform the office of any projects they wish to be considered, deadline November meeting. **Noted.**
 - 13.2 Cllr Dengate Timber Tops Play area seats and bins. Members received the report and agreed in principle to Cllr Dengate's request and asked for costs to be brought to the November meeting. **Action office.**
14. **Members Reports**
There were none.
15. **Volunteer Groups**
Friends of Boxley Warren. Cllr Bob Hinder informed members that a seat had been installed in memory of Brian Paxton, a loyal supporter of FoBW who had recently passed away.
16. **Kent County Council Local Transport Plan 4: Delivering Growth without Gridlock 2016 – 2031 consultation. DECISION (October deadline)**
It was agreed that due to time constraints this item is deferred to the October meeting. Members asked for clarification on why there is no mention of the A229 in this consultation. **Action office.**

- 17. **Matters for Information –**
Noted. Notice of Adoption of the Kent Minerals and Waste Local Plan Town and Country Planning (Local Planning) (England) Regulations 2012.
- 18. **Next Meeting**
Next Environment Committee meeting 10 October 2016 at Beechen Hall commencing at 7:30pm.
- 19. **Enforcement and Section 106 updates from MBC**
There were none.

Meeting closed at 9.44 pm.

Signed as a correct record of the proceedings.

Chairman Date