

**Minutes of the Environment Committee on Monday 13 June 2016 at Beechen Hall,
Wildfell Close, Walderslade on commencing at 7.30 pm.**

Councillors present: Mrs W Hinder (Chairman), Ms L Clarke (from item 4.2), Mr I Davies, Mr P Dengate, Mr B Hinder, Mr D Hollands, Mr R Martins and Mr M Radcliffe-Godfrey together with the Clerk.

1 Apologies and absences

None as all members were present.

2 Declaration of Interests, Dispensations, Predetermination or Lobbying

None declared.

3. Minutes of the Meetings of 9th and 16th May 2016

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

4. Matters Arising from the Minutes

4.1 Minute 2871/4.1 HGV parking. Members **received and noted** the Minister's response. KCC to be approached for information on how much it receives from the HM Treasury Consolidated Fund and how it spends that funding. **Action: office.**

4.2 Minute 2871/4.2 Installation of hard standing/apron at Boxley Road noticeboard. The KCC response to the request for a list of approved contractors is awaited. **Noted.**

4.3 Minute 2871/4.3 Inconsiderate parking Provender Way. County Councillor Carter has requested a report from the highway department on the possibility of paying for the yellow lines. The clerk was asked to obtain an update on the situation. **Action: Clerk.**

4.4 Minute 2871/4.4. Bollards. J Dowles will be undertaking the work towards the end of June. **Noted.**

4.5 Minute 2871/4.5 Flytipping Sindal's Lane. MBC is liaising with the owner to get the site cleared. **Noted.**

4.6 Minute 2871/4.7. Land to the rear of Tesco Grove Green. Cllr Radcliffe-Godfrey notified the meeting that Tesco own the area and were arranging to reinstate it. The area is to be managed by Broadgate Estates.

4.7 Minute 2872/7.1 and 7.4. Parking issues. The actions outlined by members are being undertaken and residents are being asked to keep a log of the issues they experience. **Noted.**

4.8 Minute 2873/7.3 Litter/flytipping signs. Members' comments had been passed to MBC. Members to be sent an update on the signs. **Action office.**

4.9 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

16/502179/FULL Raise roof to create second floor with attic conversion and rear dormer. Excavate area in front of property to create parking. Bethany Boxley Road Walderslade. **Ratified** the clerk's decision, after consultation with members.

The parish council strongly objects to this application and wishes to see it refused and reported to the planning committee for the following reasons:

The design combined with the height of the proposed structure will have an adverse and detrimental impact on the existing street scene.

The application exceeds the established building line.

The development of the front area, with major land engineering to facilitate four car parking spaces will be detrimental to the street scene and potentially could undermine the integrity of the front garden to the adjacent property (Peradiniya).

Concern is raised about the unlawful change of use and development of the existing garage into what might be a residential dwelling. The parish council requests that the garage is reinstated or a planning application is submitted for change of use.

Should permission be granted then the parish council seeks the following conditions:

- *That the design is amended to be accommodated on the current footprint of the original property to ensure that the existing building line on Boxley Road is preserved.*
- *That the ridge line is reduced, in keeping with the existing street scene.*
- *That light tests are carried out to ensure no detrimental effect to adjacent properties.*
- *Any provision for off street car parking should be reduced to lessen the impact on the street scene.*
- *Plans for the engineering works to provide car parking spaces should be submitted to ensure there is no adverse impact on the adjoining property.*
- *Hours of construction to be between 8.00 am and 5.00 pm Monday – Friday; 8.00 am and 1.00 pm Saturday's no work taking place Sunday or bank holidays.*
- *No access to the site is to be allowed through Beechen Bank, to protect the ancient Woodland covered by TPOs.*
- *That the highest sustainable standards of construction are applied and monitored by Maidstone control.*
- *All materials are approved before commencement of any construction work.*
- *That future Permitted Development Rights are removed.*

As Boxley Road is very narrow it is requested that advice is given to keep the road clear of any rubble and also cleaned any mud resulting development.

Concern has been raised over the unauthorised rear excavations and the PC would like the rear of the property reinstated as a garden.

The parish council has previously raised concerns with Maidstone Borough Council about unauthorised development at this site and also noise pollution due to construction being undertaken at what were considered unsocial hours. Should Maidstone Borough Council permit this application then it is asked to strictly monitor the work as it progresses and to ensure that it reacts promptly to investigate any complaints it receives.

16/504585/TPO TPO application to 2no. Hornbeam - approx. 40% reduction at 15 Iris Close, Walderslade.

Do not wish to object. Defer to the views of the landscape officer

16/504070/FULL Demolish existing rear porch and cupboard area and erection of replacement single storey rear extension. Lavender Cottage, Bearsted Road, Weaving. *Do not wish to object.*

16/504064/FULL Single storey garden room extension. Conversion of existing bow window in sitting room to bay window. 70 Bargrove Road, *Do not wish to object. The planning officer is asked to investigate the situation with regards to the tree covered by a TPO. The tree surgery identified in an accompanying report is not mentioned in the planning application.*

16/50421/FULL Demolition of existing conservatory and erection of replacement single storey rear extension. 1 Highridge Close, Weaving. *Do not wish to object.*

16/504560 FULL Garage conversion. 9 Baron Close, Bearsted. *Do not wish to object.*

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

None to report.

7. Highways and Byways

7.1 Lower Thames Crossing, update to the consultation. **Noted.**

7.2 Flooding Boxley Rd/Travertine Rd and Brownlowe Copse. Cllr Bob Hinder proposed seconded by Cllr Radcliffe-Godfrey that the Environment Committee purchase some sandbags and some signs stating *flood please slow down*. **Agreed.** Prior to the purchase the Clerk was asked to liaise with KCC highways see if they will provide these for free. A request to dig out the soak away on a regular basis to be made. **Action: Clerk.**

Cllr Davies suggested that on highway land just before the Cossington Road/Brownlow Copse junction part of the curb is removed so that floodwater could soak onto the verge.

Flooding on Boxley Road at the junction with Beechen Bank Road was also to be reported to KCC with a request that the problem is investigated and resolved.

7.3 Removal of bus shelter Grove Green. The chairman reported that Maidstone Borough Council was replacing bus shelters and one would soon be erected at this site.

7.4 PRoW Grove Green. Cllr Hinder reports that the GG pathway has been repaired and steps installed and is now open. **Noted and welcomed.**

7.5 Boxley Village entrance. Cllr Clarke gave an update to members on response that she had received from her approaches to neighbours. Issues raised by residents Boxley included:

- litter and weeds
- overgrown vegetation on footways
- lack of drains maintenance leading to flooding and standing water impacting on residents and road users
- overgrown signs, request to move the old Boxley sign
- request for information on how to report problems and requests for information on work planned for the green
- disease trees
- maintenance required on the North wall at the village green.

Two issues relating to the village green will be taken to the Estates Committee.

The parish office and Cllr Clarke will work together to report problems and also update residents. It was suggested that a copy of actions proposed is supplied to County Councillor Carter. **Action: Cllr Clarke and office.**

7.6 Highways England Route Strategies consultation. After discussion it was **agreed** that the clerk will draft a response and circulated to members for their comments. **Action: Clerk.**

7.7 Road name for new development at Sandling Village. Members **agreed** to the suggested name of Tyland Mews. **Action office.**

Members asked that future agenda a specific item is included for Members Reports. **Action: Clerk.**

8. KCC Active Travel Strategy consultation-

The briefing note and suggested responses was **received and noted**. With minor amendments the suggested responses were **agreed**. **Action: Clerk.**

9. Volunteer Groups

Cllr Bob Hinder's verbal report on the Friends of Boxley Warren's recent work in erecting a fence and the nuisance vehicles was **received and noted**.

10. Policy and Procedures

10.1 Laminated Material Planning Considerations advice. It was **agreed** that with the suggested amendments the document was still fit for purpose.

10.2 Traffic Management Advice. It was **agreed** that the document was still fit for purpose.

10.3 Planning rota. All members agreed to be part of the rota and new members were encouraged to view the Maidstone Planning Committee meetings on the MBC WebCam and other members volunteered to attend their first meeting with them. **Action office.**

11. **Maidstone Local Plan**

After discussion the following actions and approach to the Local Plan examination were agreed.

- The decision on the representations and attendance at the public enquiry, including the specific issues to be spoken upon will be taken by the Environment Committee.
- The Clerk is to produce a briefing note, after investigating whether Maidstone Borough Council has produced a list of revisions for the local plan, for the committee to consider.
- The employment of a professional adviser to represent the parish council at the enquiry to be considered after the briefing note was received.
- A special meeting or meetings to be arranged specifically to discuss local plan issues.

It was **noted** that the clerk had booked the parish council to speak at the examination. Councillors Ivor Davies and Bob Hinder had been mandated by the parish council to speak on its behalf at the Maidstone KALC meeting.

12. **Matters for Information**

12.1 KCC Highways and Transportation Tracker Survey report. **Noted.**

12.2 Tree Preservation Order request Cowbeck Wood etc. Gleaming Wood Drive. The MBC report that the original order had not been correctly served and now needed to be re-served was **noted**. MBC to be notified that with a new entrance having been created on Westfield Sole Road and with HGVs going onto the site to clear the fly tipping it is considered that the work to re-serve the order was now a priority. **Action: Clerk.**

13. **Next Meeting**

11 July 2016 at Beechen Hall commencing at 7:30pm.

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

None received.

Meeting closed at 8.59 pm.

Signed as a correct record of the proceedings.

Chairman Date