

Minutes of the Environment Committee on Monday 16th May 2016 at Beechen Hall, Wildfell Close, Walderslade on commencing at 7.30 pm.

Councillors present: Mrs W Hinder (Chairman), Ms L Clarke, Mr P Dengate, Mr B Hinder and Mr M Radcliffe Godfrey together with the Assistant Clerk.

1 Apologies and absences

Mr I Davies (family commitment), Mr D Hollands (family commitment).

2 Declaration of Interests, Dispensations, Predetermination or Lobbying

Cllr Clarke declared an interest in planning application 16/502721/LBC as she knows the owner. She chose not to participate in the decision but did answer a question from Cllr Dengate.

3 Minutes of the Meetings of 4th and 11th March 2016

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

4 Matters Arising from the Minutes

4.1 Minute 2859/4.1 HGV parking. Andrew Jones Under Secretary of State response was **received** and **noted**. Members felt that it hadn't really addressed the issues and requested a response is compiled to challenge some the answers. **Action: Clerk & Cllr Dengate.**

4.2 Minute 2859/4.2 Installation of hard standing/apron at Boxley Road noticeboard. The office has received authorisation to proceed provided the Parish Council uses an approved KCC contractor. It was agreed that the office obtains 3 quotes and circulates these out of meeting to members for approval. **Action: Clerk.**

4.3 Minute 2859/4.3 Inconsiderate parking Provender Way. County Councillor Carter has requested a report from the highway department on the possibility of paying for the yellow lines. **Noted.**

4.4 Minute 2860/7 Bollards, Boxley Road. Installation was being arranged by the office, **noted** any further information will be supplied to members by email. **Action Clerk.**

4.5 Minute 2861/11.3 Flytipping Sindal's Lane. Additional flytipping and a burnt out vehicle have since appeared at the site. It was reported that some of this had been removed and MBC is working with the landowner to remove the rest.

4.6 Minute 2861/11.4 overloaded skip. The skip has now been emptied. **Noted.**

4.7 Minute 2861/11.6. Land to the rear of Tesco Grove Green. The parish office is attempting to find out who actually owns the land. It is thought that it is a management company, Cllr Wendy Hinder has visited the site and taken photos of the area and has agreed to forward these to Cllr Radcliffe Godfrey who will contact the company on behalf of BPC. **Action: Cllr's Hinder and Radcliffe Godfrey.**

4.8 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

16/502721/LBC Listed Building Consent for internal alterations to the first floor consisting of existing bathroom to en-suite for master bedroom, utilising bedroom three to accommodate a new bathroom and study, and the store room in the loft to form bedroom three with a new staircase access. Installation of new roof lights and dormer window. Malthouse Cottage The Street Boxley Kent ME14 3DR.

Do not wish to object however members have concerns that the skylight may be visible from the road.

16/503078/LBC Listed Building Consent for conversion of existing stable/store into habitable accommodation with side extension at Court Lodge Farm The Street Boxley Kent ME14 3DX. *Do not wish to object. If the officer is minded to approve members have requested that a condition is placed on the site so that the conversion cannot be sold as a separate entity to the main dwelling.*

16/503077/FULL Conversion of existing stable/store into habitable accommodation with side extension at Court Lodge Farm The Street Boxley Kent ME14 3DX.

Do not wish to object. If the officer is minded to approve members have requested that a condition is placed on the site so that the conversion cannot be sold as a separate entity to the main dwelling.

16/503396/FULL Conversion of existing integral garage to living accommodation and single storey rear extension at 5 Fitzwilliam Road Bearsted Kent ME14 4PY.

Do not wish to object.

16/503731/FULL Alteration to windows and doors and installation of 3 roof lights. Weaving Springs Weaving Street Weaving Kent ME14 5JR.

Do not wish to object.

16/503769/FULL Two storey side and single storey rear extension to create annex accommodation. 14 Threshers Drive, Weaving Kent ME14 5UA.

Do not wish to object as long as the pre-planning advice is adhered to and the provision for off road parking is commensurate with the size of the proposed property.

16/503485/FULL Construction of 2 storey rear extension and single storey side extension of existing garage into living accommodation. 12 Spenlow Drive, Kent ME5 9JT.

Wished to see refused and reported to the planning committee. This is an overdevelopment of the site and will have an adverse impact on the street scene. There is insufficient provision for on-site car parking at the proposed development. Members also object to the removal of a TPO'd tree.

16/503877/TPO. TPO application to 2No. Sweet Chestnut – Coppice. 1 Burleigh Drive, Kent ME14 2HY. *Do not wish to object. Defer to the views of the landscape officer*

16/501892/FULL Retrospective change of use of land for proposed car wash, erection of canopies and portable office building. Central Tyre, Forstal Road, Aylesford Kent ME20 7AU.

Do not wish to object. The parish council does not approve of retrospective applications.

16/503282/TPO TPO Application to No.1 – Crown thinning and reduction of approx. 50%. 27 Round Wood Close, Walderslade Kent ME5 9UL.

Do not wish to object, defer to the views of the landscape officer.

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

None to report

7 **Highways and Byways**

7.1 Timber Tops, request for bollards to be installed, Members received and considered the request. After lengthy discussion members **agreed** that installing bollards could only be a temporary solution and would not resolve parking issues in the area as there was inadequate car parking facilities for modern needs. Members felt that this was a parish wide issue and it was vital to engage with residents to ensure there was wide scale support for any suggested measures.

The following actions were suggested by the committee asking for evidence:

- Obtain more information from residents asking them to keep a log including photographs.
- Engage with residents through an article in the Downs Mail to obtain views via an online survey.
- Investigate the possibility of a public meeting inviting Helen Whately MP, County Councillor Paul Carter, Matthew Balfour.

- 7.2 Planned KCC Highway work, resurfacing along Lidsing and Road and Dunn Street, Bredhurst. **Noted.**
- 7.3 Litter & Flytipping Issues – This item had been referred to the environment committee by the Parish Council for members considered what signs and posters should be displayed in certain areas to try and combat the litter issue. MBC had suggested a hard hitting sign which members **agreed** would work in certain roads but felt that a majority of the litter is discarded by people who do not live in the area. They suggested a simple sign on the verges such as an A board asking people to take their litter home with them.
Flytipping. Due to an expected increase in the amount of flytipping of garden waste into the surrounding woodland. It was **agreed** that an article is placed in the next Downs Mail highlighting the dangers of flytipping, identifying it is a criminal offence which carries a fine and notifying residents how to report this activity anonymously if this is possible. It was **agreed** that this should also be drafted as a letter to distribute as and when necessary. **Action office.**
- 7.4 A resident's request for yellow lines Grove Wood Drive South.
After considering this item carefully members suggested that as with Item 7.1 putting in yellow lines will just move the problem elsewhere. Cllr Bob Hinder suggested that residents should be encouraged to keep a log of parking problems over a 2-3 week period backing it up with photographs so that a good case could be presented. **Action office.**
- 7.5 Parking on footway Boxley Village.
Members **received** and considered the request for help dealing with parking in Boxley Village where in some cases cars are blocking the footway for pedestrians. Whilst members sympathised, it was stated that this has been an ongoing issue for a number of years as there was insufficient off road parking in the village. The parish office was asked to liaise with the pub owner about the parking issue. **Action office.**
- 7.6 HGV Vehicles using Westfield Sole Road - A learner HGV driver was seen driving through Westfield Sole Road. A complaint was sent to the company and it was discovered the driver was undertaking a test at time. A letter of complaint concerning the route is to be sent to the test centre. **Action office.**
- 8 **Volunteer Groups**
Friends of Boxley Warren – Cllr Bob Hinder informed members that the working group met and cleared an area to the north of the warren ready for re-coppicing of Hazel. Trees that had been blown down in the storm were cleared and areas around the pond were renovated. The group welcomed 3 new members.
- 9 **Policy and Procedures**
BPC planning information leaflet. Members reviewed the leaflet and provided a few minor amendments and Cllr Bob Hinder suggested including information on how to respond to applications on-line through the new system. **Action office.**
- 10 **Matters for Information**
Maidstone Borough Council Planning Training Sessions
It was agreed that Cllrs Clarke & Radcliffe Godfrey would attend the June, July and October sessions and Cllrs Clarke and Bob Hinder attend the November session.
Action office & Cllrs.
- 11 **Next Meeting**
Next Environment Committee meeting 13th June 2016 at Beechen Hall commencing at 7:30pm.
- 12 **Enforcement and Section 106 updates from MBC**
A confidential update was **received** and **noted** on two properties.

Meeting closed at 9.06 pm.

Signed as a correct record of the proceedings.

Chairman Date