

Minutes of the Environment Committee on Monday 11 December 2017 at Beechen Hall, Wildfell Close, Walderslade commencing at 7.30 pm.

Councillors present: Mr P Dengate (Chairman), Ms L Clarke, Mr J Constable, Mr Ivor Davies (arrived with apologies at item 4.3), Mr Bob Hinder, together with the Clerk and two members of the public who left after the public session.

1 Apologies and absences

Cllr Wendy Hinder (convalescing) and Cllr Hollands (work commitment).

2 Declaration of Interests, Dispensations, Predetermination or Lobbying

17/506011 Cllr Bob Hinder declared that knew the applicants but was not predetermined. 17/505898 all councillors declared that they had been lobbied.

3 Minutes of the Meetings 6 & 13 November 2017.

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

4. Matters Arising from the Minutes

4.1 Minute 3034/5 Kitewood Land Impton Lane. Kitewood will attend the 5 February meeting to update members on a proposal. **Noted.**

4.2 Minute 3045/4.1 Development Wildfell Close. Awaiting Planning Officer's report. **Noted.** The Clerk was asked to get an update for the next meeting. **Action: Clerk.**

4.3 Minute 3045/4.2 Ancient Woodland and TPOs. The issue will be taken by Maidstone KALC to the 15/01/18 MBC liaison meeting. **Noted.**

4.4 Minute 3045/4.4 Milestone Chatham Road. Sandling Village Hall Association will take on and fund the project to refurbish the stone. **Noted.**

4.5 Minute 3045/4.5 Boxley Road, Walderslade, KCC tree/verge maintenance. Cllr Bob Hinder notified members that maintenance work had been undertaken by UKPower and KCC and more maintenance was planned. Cllr Bob Hinder had identified that a resident was keeping a large compost bin on the verge and would supply the address so that the office could send a letter asking for its removal. **Action: Cllr Bob Hinder and office.**

4.6 Minute 3045/4.6 Traffic Speeds, Boxley Road/Beechen Bank Road. Awaiting response from Medway Council. **Noted.**

4.7 Minute 3045/4.7 Chatham Road design, Sandling. Awaiting update from KCC on the costs and whether the whole design will be funded. **Noted.** The Clerk was asked to get an update for the next meeting. **Action: Clerk.**

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

The meeting was adjourned at 7.36pm to allow the two members of the public to explain their objections to planning application 17/505898. The meeting reconvened at 7.45pm.

5. Planning Applications for Consideration

17/505898/FULL - Change of use of waste/common land to rear of property to residential garden land. 1 Yew Tree Close Lordwood Chatham. Members were notified that MBC had confirmed that if planning consent is given then the parish council would be asked for its views on the sale of the land. Borough Councillor Wendy Hinder had objected to the planning application and was still attempting to find out whether MBC had felled the three trees. After discussion on the importance of green screening in large residential developments and the importance of retaining amenity land.

The parish council wishes to see the application refused on the grounds that this would be a loss of public amenity land which would have an adverse impact on the street scene and character of the area. If the Planning Officer is minded to recommend that the application is permitted then the parish council asks that the application is reported to the Planning Committee.

To ensure the remaining trees are protected Boxley Parish Council requests a condition, should the application be approved, that any erection of a fence or wall shall not commence until full details of tree protection measures have been submitted and approved by MBC. Boxley Parish Council has been assured that it will be consulted before MBC makes any decision on whether to sell the land.

17/506025/FULL - New garage to replace existing. New roof to existing extension, with this roof to extend over a new raised patio area, which itself is replacing an existing conservatory. 102 Chatham Road Sandling Maidstone.
The Parish Council has no material reasons to object.

17/505654/FULL - Removal of existing single-storey sun room and scullery structures, and replacement with proposed two-storey extension to side of existing dwelling house. Curlews Boarley Lane Sandling, Maidstone.
The Parish Council has no material reasons to object.

17/506039/ TPO - Application to fell 7 trees (four Leyland Cypress trees, two Ash trees and one Field Maple tree) to the ground level. Sandhurst Grove Green Road Weaving Maidstone.
Do not wish to object, defer to the views of the landscape officer. The parish council would like to see the felled trees replaced with indigenous species.

17/506003/FULL - Construct brick built electricity substation to serve the 77 units. The Maidstone Studios Vinters Business Park New Cut Road Maidstone.
The Parish Council has no material reasons to object to the substation. The parish council expects, as the actual planning application title does not include reference to it, that a separate application is made for the tree work.

17/506037/FULL - Erection of three buildings subdivided into seven individual units consisting of 3839 sq.m of floor space for B1(b) B1(c), B2 & B8 employment uses with ancillary yards, parking and landscaping. Land at St Michaels Close Aylesford Kent.
The Parish Council has no material reasons to object.

17/506237/FULL - Erection of a single storey front extension to existing garage (re submission of 17/502798/FULL) at 39 Coltsfoot Drive Weaving.
Members asked for information on why this was resubmitted. The decision to be taken out of meeting. **Action: Office.**

17/506084/FULL - Conversion of garage into habitable space with external alterations at Ronnville 21 Harrow Way Weaving Maidstone.
The Parish Council has no material reasons to object.

17/506237/FULL - Erection of a single storey front extension to existing garage (re submission of 17/502798/FULL) at 39 Coltsfoot Drive Weaving.
The Parish Council has no material reasons to object.

17/506084/FULL - Conversion of garage into habitable space with external alterations at Ronnville 21 Harrow Way Weaving.
The Parish Council has no material reasons to object.

17/506011/LBC - Listed Building Consent for essential repairs to failing plaster finishes and reinstatement of rotting joinery, minor alterations to modern internal partitions and conversion of existing single storey conservatory into a habitable garden room at Barn Cottage, Boxley Road, Boxley.
The Parish Council has no material reasons to object.

17/506277/FULL - Erection of a single storey side and rear extension at Halcyon, Grove Green Road, Weaving, Maidstone.

The Parish Council has no material reasons to object.

17/506168/FULL - Single storey rear extension, single storey side extension above existing single storey garage at 13 Grey Wethers, Sandling, Maidstone.

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The Parish Council has no material reasons to object.

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

6.1 STEM School, Land at Valley Park School, New Cut Road. The appeal will be decided at a Public Inquiry with Cllrs Bob and Wendy Hinder indicating that they would wish to attend to represent the parish council. **Noted.**

6.2 Review of recent decisions from MBC that did not correspond with BPC responses. **Noted.**

6.3 17/504882/FULL Proposed single storey extension and associated external works at Beechen Hall, Wildfell Close ME5 9RU. **Granted.**

7. **Highways and Byways**

7.1 M2 junction 3 and A229 and surrounding highway infrastructure. KCC had responded that due to lack of funding there were no improvements planned, and Helen Whately MP is now taking the case up directly with the Minister responsible for Highways. **Noted.** The Clerk was asked to release the report to residents via the website and community e-mail alert system. **Action: Office.**

7.2 Flooding Boxley Road Walderslade. The report was **received and noted.** Members wished to obtain a map of the discharge pipe for the Bell Lane reservoir and also asked for an update on the replacement of the faulty valves. **Action: Office.**

7.3 Lower Thames Crossing. Traffic information. The report was **received and noted.** Members asked for clarification on the figures supplied about total usage. **Action: Clerk.**

8. **Safer Crossing Point Grovewood Drive North**

Members were notified that KCC would not approve a zebra crossing at the Grovewood Drive North site as it was considered that the removal of the pedestrian refuge would result in an increase in the speed limit along the road. After lengthy discussion members asked for an investigation into whether interactive illuminated signs could be installed in addition to what other measures could be considered. **Action Clerk.** Cllr Constable asked whether it was possible to have a 20mph speed limit throughout Grove Green. A briefing report on the KCC policy for 20mph speed limits was requested for the next meeting. **Action: Clerk.**

9. **Policy and Procedures**

9.1 BPC Wish List. Clarification on crossing point for new development. **Received and noted.**

9.2 Cllr Bob Hinder’s request for the wishlist to be amended to include the construction of a footway beside Beechen Bank Road from Cossington Valley to Woodlands was considered. Cllr Dengate requested a dual use cyclist/pedestrian footway if it was possible **agreed. Action: Office.** Cllr Hinder notified members that he was going to approach the parish council to request it consider funding the provision of the footway and would be submitting the relevant paperwork once he had undertaken further investigation. **Noted.**

10. **Members Reports**

There were none.

11. **Volunteer Groups**

11.1 Community working. Cllr Bob Hinder notified members that a resident was very complimentary about the work the group had done in Leybourne Close.

11.2 Friends of Boxley Warren. Cllr Bob Hinder gave a verbal report.

12. **Matters for Information**

12.1 Programmed Tree Work. The report was **received and noted.**

12.2 Yellow lines Provender Way. The repainting of the yellow lines by MBC was welcomed however the decision not to paint a bus stop box, because it was only a request bus stop, was deemed not acceptable to members. The Clerk was asked to respond to the officer with the details from the school and cc in Paul Carter. **Action: Office.**

13. **Next Meeting**

Next Environment Committee meeting 15 January 2018 at Beechen Hall commencing at 7:30pm.

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

There were none.

Meeting closed at 9.04pm.

Signed as a correct record of the proceedings.

Chairman Date