

**Minutes of the Environment Committee on Monday 15 May 2017 at Beechen Hall,
Wildfell Close commencing at 7.30 pm.**

Councillors present: Mrs Wendy Hinder (Chairman), Ms L Clarke, Mr J Constable, Mr Ivor Davies, Mr Bob Hinder, Mr D Hollands together with the Assistant Clerk.

- 1 **Apologies and absences**
Mr P Dengate (convalescing).
- 2 **Declaration of Interests, Dispensations, Predetermination or Lobbying**
None.
- 3 **Minutes of the Meetings of 6th & 13th March & 6th April 2017.**
The minutes were **agreed** and **signed** as a correct record.

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

4. **Matters Arising from the Minutes**

- 4.1 Minute 2966/4.1 Inconsiderate parking Provender Way, yellow lines. Awaiting response from County Councillor Carter. **Noted.**
- 4.2 Minute 2966/4.2 Grovewood Drive South yellow lines. Awaiting response from County Councillor Carter. **Noted.**
- 4.3 Minute 2966/4.3. Land to the rear of Tesco Grove Green. Parish office is still attempting to locate the owners. **Noted.**
- 4.4 Minute 2966/4.4 Development Wildfell Close. Due to lack of action from KCC members **agreed** that this issue should be escalated and Cllr Bob Hinder will contact County Councillor Paul Carter to try and establish why the application is taking so long to determine. **Action Cllr Bob Hinder.**
- 4.5 Minute 2966/4.6. Grovewood Drive North Crossing facility. The petition was submitted too KCC and a positive response indicating there might be funding available had been received by the resident. **Noted.**
- 4.6 Minute 2955/4.7. Parking at Grovewood Drive North, Shepherd's Gate Drive etc. Awaiting response from County Councillor Carter. **Noted.**
- 4.7 Minute 2969/12 Seat at Timber Tops Play Area. Awaiting a date for installation by MBC. **Noted.**
- 4.8 Any other matters arising from the minutes not on the agenda. There were none.

5. **Planning Applications for Consideration**

17/502080/FULL Erection of two Pergolas with lighting and awnings, a retaining wall including an external fireplace, and fences, together with the replacement of the existing entrance canopy. The Running Horse Chatham Road Sandling.
Do not wish to object.

17/502043/ADV Advertisement consent for the insertion of 1no. illuminated logo board, 1no. illuminated totem sign, 2no. illuminated corex signs with trough light and 1no. externally illuminated post mounted double sided welcome sign. The Running Horse Chatham Road Sandling Maidstone Kent.

Boxley Parish Council wishes to see refused but not reported to the planning committee
the illuminated totem sign only for the reasons set out below:

- *The height, sheer size and bulk of the sign is out of keeping with the street scene.*
- *The site has a backdrop of the AONB and the addition of an illuminated totem sign would be incongruous and unsightly. It is also felt this could be a distraction to passing traffic particularly on the A229 and Sandling Lane.*
- *This will increase the light pollution on the area.*

KCC/TM/0111/2017 The permanent retention of the Allington Waste Management Facility at Allington Waste Management Facility, Laverstoke Road, 20/20 Business Park, Allington, Maidstone, Kent, ME16 0LE. *Do not wish to object.*

17/502122/TPO Tree Preservation Order for 2no. Sweet Chestnut (T01 and T03) and 1no. Field Maple (T02) - to fell trees and grind stump and 1no. Hornbeam (T04) - sectionally remove North Western stem to remove leaning branches to ground level and remove deadwood. 2 Spenlow Drive Walderslade.

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

17/502131/TPO application - 1no. Sweet Chestnut - decay along the stem, ivy covered - Fell to near ground level. 1no. Silver Birch - Leaning towards garden, rubbing and growing through adjacent beech tree - Fell to near ground level. 16 Tufa Close Walderslade. *Do not wish to object defer to the views of the Landscape Officer.*

17/502132/TPO application - 1no. Common Hornbeam (*Carpinus betulus*) - Fell to ground level. 1no. Common Ash (*Fraxinus excelsior*) - Fell to 4m height. 1no. Multistem Common Ash (*Fraxinus excelsior*) - Cut back limb overhanging adjacent garden to boundary (by approx.3m), leaving the final spread of the limb in approx. 6m. 1no. Silver Birch (*Betula pendula*) - Fell to ground level. 9 Round Wood Close Walderslade.

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

17/502399/FULL Erection of a timber framed car port in front garden. Glenside Boxley Road Walderslade Chatham.

Wished to see refused but not reported to the planning committee for the reasons set out below.

- *The structure will have an adverse visual impact on the street scene. The landscaping will not obscure this development from the road as it will be clearly seen when travelling from South to North along Boxley Road.*
- *The timber framed car port is referred to as 'proposed garage' on the plans and if the planning officer is minded to approve, the parish council have requested that a condition is placed on this application that does not allow doors to be put on the front of this structure.*
- *This site has seen a brick built garage being given permission to be turned into ancillary accommodation. Then followed by a retrospective application for a wooden shed. Now a third application for a car port, which has led, we believe, to overdevelopment at the front (visible aspect from the road) of the site.*

17/500884/FULL Single storey rear extension, internal alterations, demolition of existing detached garage and sheds, new detached games room/office/store. The Hive Weaving Street Weaving. *Do not wish to object.*

17/502344/FULL Proposed front porch. 7 Camomile Drive Weaving.

Do not wish to object.

17/502295/FULL Part two-storey and part single storey extensions and alterations to existing dwelling, alterations to existing garage to enable use as a games room and construction of a detached timber 'Cart Lodge'. Curlews Boarley Lane Sandling.

Do not wish to object.

17/500388 - Maidstone Studios application.

At the last meeting members noted that 8 additional visitor car parking spaces had been provided. Members' objection with a request that it is reported to the MBC planning committee was solely due to the parking issues. In view of the additional parking spaces **Members agreed to withdrawn the request to report this application to the Planning Committee.**

17/501471/FULL. Erection of a three storey secondary school with associated access, car parking and landscaping. Land at Valley Park School, New Cut Road, Maidstone. Members **noted** County Councillor Paul Carter's response.

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

There were none.

7. Highways and Byways

- 7.1 Lower Thames Crossing. Members raised concerns over the impact that this will have on Junction 3 of the M2 motorway and junction 6 of the M20. Members stated that Junction 3 is already at full capacity and Bluebell Hill has become an accident hotspot, junction 6 is also near full capacity. Members expressed concerns that if the Dartford Tunnel is in anyway compromised or closed it will mean additional traffic on local roads. It has been reported that HGV traffic is up 40% and the pollution this will create could be seriously detrimental to the health of our residents. It was agreed that these issues would be raised at the meeting with KCC Highways in June. **Action: Cllr Wendy Hinder.**
- 7.2 The Sandling No Parking Overnight Sign. This is being collected by our Highways Steward and installed by w/e 20 May 2017. **Noted.**
- 7.3 Pantomine, Maidstone Studios. Members **received** the Clerk's report which highlighted the impact this could have on parking in the surrounding roads of Grove Green. It was reported that Geoff Miles owner of the Studios has a plans/ideas, not yet formalized, and members requested that he is contacted again in 6 weeks to see if he could reveal his plans. **Action office.** Members suggested printing on the tickets that because this is a residential area and parking is very difficult a courtesy bus is laid on from the local park and ride. **Action office.**

8. Grounds Maintenance

- 8.1 Grounds Maintenance. Various contractors have been contacted asking for potential costs etc. but only one expression of interest has been received. The Assistant Clerk confirmed the company was the Parish Council's existing contractor Landscape Services and members were happy with the hourly that had been quoted. It was agreed that an individual quote will be sought for each identified job as and when the committee agrees it. Members asked is they could provide a cost for removing rubbish/cuttings. **Action Office.**
- 8.2 Community Payback Service. A meeting has been arranged with the CPS and the Clerk, the Clerk has been supplied with various documents that need checking once this has been done an update will be supplied to members **Noted.**
- 8.3 Replacement Litter Bins. Members **received** the Clerk's update, it was **noted** that the Weaving Heath one had been replaced since the agenda went out and Cllr Wendy Hinder **agreed** to chase the one for The Spinney. **Action Cllr Wendy Hinder.**

9. Highway Projects

- 9.1 Members received an update on recent discussions regarding Westfield Sole Road/Yelsted Lane/Harp Farm Road. Members noted the possible solutions to tackling the problems faced by the landowners and motorists using these roads, and these issues will be discussed again at a future meeting with KCC Highways Executives and Engineers. **Noted.**
- 9.2 Identifying priority of known highway issues. Members **agreed** to defer this item until July, however as many of the projects are subject to the highways report submitted to Paul Carter and in view of the meeting to be confirmed with highways members agreed to complete the form so that the Parish Council can determine which project is of the highest priority. The Assistant Clerk will identify a deadline and notify members. **Action Cllrs and office.**
- 9.3 KCC Highway Asset Management Report. Members **received** and **noted** the extract with some scepticism. Members asked if the office could ascertain what classification the roads are within our parish and how they are marked? **Action office.**
- 9.4 KCC Potholes. **Noted** KCC's new online fault reporting tool and twitter account.

10. Ancient Woodland

Concern has been raised about MBC not being proactive to protect woodland. This issue will be taken to the KALC Maidstone Liaison Meeting. Members **received** the Clerk's suggestion to try and engage residents/volunteer groups to identify trees that might need a TPO and to contact MBC to ascertain if there is already one in place. It was

agreed that this could be done via an article in the Downs Mail and Cllr Bob Hinder **agreed** to help write the article. **Action Cllr Bob Hinder.**

11. **Maidstone Local Plan**

- 11.1 To consider a further addition to the BPC's recent response to deal with an issue the Chairman has identified at junction 8 with proposed development at Woodcut Farm. After some discussion members agreed that the Clerk and Chairman would draft a response raising concerns of the impact this development would have on the neighbouring parishes. **Action: Cllr Wendy Hinder and Clerk.**
- 11.2 Community Infrastructure Levy: Draft Charging Schedule Statement of Modifications. **Agreed** no response required.

12. **Policy and Procedures**

- 12.1 Site Traffic Management Informative Note - **agreed** still fit for purpose.
- 12.2 Training. Both Cllrs Hollands and Constable expressed an interest in Councillor training with KALC. **Action office to notify dates.**

13. **Members Reports**

Maidstone Joint Transport Board. Cllr Bob Hinder stated that he had not received any feedback from the meeting and asked if the office could chase for the minutes. **Action: office.** There are two vacant positions on the MJBT Committee via KALC and Cllr Bob Hinder confirmed he had put himself forward for nomination. **Action: Cllr Bob Hinder.**

14. **Volunteer Groups**

Cllr Bob Hinder reported that the FoBW task day had taken place on Sunday 14 May present on the task day was David Attwood the landowner who had placed a wooden log at the entrance to deter off road bikes and quad bikes. Steve Wright suggested that a more preventative measure would be to erect a piece of motorway crash barrier on 2 posts which the landowner agreed to. Cllr Bob Hinder asked for an article in the Downs Mail asking users of Boxley Warren to report any off road/quad bikes they might see to 101. Cllr Constable reported that he had seen some quad bikes on Friday 12 May around 10pm by Penenden Heath. These bikes had no plates or lights and had mounted the footpath to get ahead of the traffic. Having followed them for a while he noticed they turned off in the direction of the Motorway. **Action office.**

15. **Matters for Information.**

- 15.1 Planning Survey MBC - **Noted**
- 15.2 Junction 8 M20 – Appeal to Planning Inspectorate. **Noted.**
- 15.3 Land at west entrance to Impton Lane – Members received the Clerk's report indicating that Kitewood the owners of the land would like to talk to the parish council about the plans it has for building 3-5 units on this parcel of land. They also enquired whether the parish council may be interested in purchasing the land. Members **agreed** that attendance could be at the June or July meeting and asked if the Clerk could ascertain what figure they had in mind to sell the land. **Action Office.**

16. **Next Meeting**

Next full Environment Committee meeting 12 June 2017 at Beechen Hall commencing at 7:30pm.

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

There were none. Cllr Bob Hinder requested an update on Bell Lane.

Cllr Wendy Hinder reported that she had been at a meeting where John Edwards, MBC Officer, had stated he would be quite happy to come along and talk to parish councils on street cleansing. Members agreed that an invitation should be sent to him. **Action: office.**

Meeting closed at 9.25pm.

Signed as a correct record of the proceedings.

Chairman Date