

Minutes of the Environment Committee on Monday 18 September 2017 at Beechen Hall, Wildfell Close, Walderslade commencing at 7.30 pm.

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

1 Apologies and absences

Cllr Constable (absent).

2 Declaration of Interests, Dispensations, Predetermination or Lobbying

There were none.

3 Minutes of the Meetings 3 & 10 July 2017

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

4. Matters Arising from the Minutes

4.1 Minute 3010/4.1. Land to the rear of Tesco Grove Green. Parish office will undertake the work when it is able. It was **agreed** that the item would be returned to the agenda when it had been progressed. **Action: Office.**

4.2 Minute 3010/4.2 Development Wildfell Close. The response from MBC to the argument that it should not take 40% of the enabling funds for affordable housing is awaited. Residents have been asked to write letters to the Planning Officer to support the parish council's wish to have the enabling fund to secure the long-term future of the woodlands. **Noted.** The Chairman encouraged councillors to write personal letters of support. Cllr Bob Hinder volunteered to speak at the MBC Planning Committee meeting. **Action: Cllr Bob Hinder.**

4.3 Minute 3010/4.4 Community Payback Service. The parish council has signed up to the scheme and is now awaiting notification of free slots. The parish office to put together a task list and liaise with residents about areas that needed work. **Received and noted. Action: Parish office.**

4.4 Minute 3010/4.6 Ancient Woodland and TPOs. The issue will be taken by Maidstone KALC to the next MBC liaison meeting. **Noted.**

4.5 Minute 3010/5 Pre-application visit from Kitewood, land at Impton Lane arranged for 9 October. **Noted.**

4.6 Minute 3011/8.3 Speed Reduction Walderslade Woods Road. County Councillor Carter will not be funding the speed reduction. **Noted.** Members expressed disappointment at the decision and lack of action from KCC. After discussion members **agreed no further action.** The issue to be reviewed in 12 months' time. **Action: Office.**

4.7 Minute 3011/8.3 Highway issues. Members **received and noted** the report on the meeting and that Helen Whately MP would be seeking to enlist the help of her neighbouring colleagues in raising the issues concerning junction 3 of the M2 and the A229. The Clerk was asked to chase for an update. **Action: Clerk.**

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

17/504277/FULL Erection of detached garage. 46 Bargrove Road Maidstone.
Do not wish to object.

17/503989/FULL Replacement of existing temporary structure with a two storey portacabin to provide additional storage space and a conference room for The Veterinary Hospital. Newnham Court Veterinary Group Newnham Court Farm Bearsted Road Weaving.

DNWTO but concern about the loss of car parking spaces.

17/504449/TPO application to crown thinning by 50%-80% and crown reduction by 50% of one Oak Tree. 6 Abigail Crescent Walderslade.

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

17/504403/TPO application for 2 No Hornbeam to reduce crown by no more than 40% and reducing height of tree, ensuring tree is no lower than 12m and leaving a radial crown spread where possible of not less than 3m leaving a balanced symmetrical crown.
2 The Covert Walderslade.

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

17/504432/FULL. Erection of a single storey side and rear extension. 16 Birch Drive Walderslade.
Do not wish to object.

17/504380/FULL. Conversion of garage into a habitable space. 53 Franklin Drive Weaving.
Do not wish to object.

17/502985/FULL. Erection of a rear conservatory. Allenhurst Grove Green Lane Weaving.
Do not wish to object.

17/504517/TPO. Tree Preservation Order: To fell 1no. Oak. 25 Orbit Close Walderslade.
Do not wish to object defer to the views of the Landscape Officer.

17/504481/FULL Erection of a single storey rear extension, conversion of garage into a study/storage area, and conversion of loft into a bedroom/ensuite. 1 Malus Close Walderslade.
Do not wish to object.

17/504014/TPO application for 1no. Maple - Cut back branch to boundary to clear fence line. 16 Greensands Walderslade.
Do not wish to object defer to the views of the Landscape Officer.

17/504564/TPO application for 3no. Hornbeams - Reduce height by approx 15ft and crown thinning, 1no. Silver Birch - Reduce height by approx 15ft and crown thinning. 10 Cinnabar Close Walderslade.
Do not wish to object defer to the views of the Landscape Officer.

17/503806 Erection single storey side extension. Hillside Harbourland Close Boxley.
Do not wish to object but grave concerns were raised about access and egress to the property. A condition regarding onsite parking being provided prior to development starting is requested.

MBC Planning Committee. 28th September 2017.

Unit 33 Lordswood Industrial Area. The agenda item was withdrawn from the 5 September Planning Committee meeting as the Planning Officer required a report on the adjacent Ancient Woodland. It is likely to be taken to the 28 September meeting. The parish council had reported that the Ancient woodland adjacent to the site had been cleared and that a hard standing had also been put in place without permission. Cllr Clarke volunteered to attend on behalf of the parish council.

Action: Cllr Clarke.

Two dwellings at land adjacent to Forge Lane, Boxley. The planning application might be included on the agenda with a recommendation for permission to be given.

Cllr Clarke volunteered to attend on behalf of Boxley Parish Council. **Action Cllr Clarke.**

6. Planning Decisions, Appeals and Appeals Decisions

6.1 17/501471 Stem School Grove Green and 17/502100 Bredhurst Nursery Dunn Street. Cllr Ivor Davies's gave a brief report on his attendance at the MBC Planning Committee. **Noted.**

6.2 MBC Planning Committee 7 September. Unit 33 Industrial area. The application was withdrawn from the agenda at the request of the planning officer to allow further investigation into the Ancient Woodland issue. **Noted.**

- 6.3 Review of recent decisions that did not correspond with BPC responses. The item was deferred to the next meeting and the Clerk was asked to arrange for the plans to be projected onto a screen so that all members could review them. **Action: Office.**
7. **Highways and Byways**
- 7.1 Lidsing Road. Request for road painted chevrons at all its junctions. Members **received and noted** the KCC response that there were no crash statistics to support a request for the work. **Noted** but review in 6 months. **Action: Office.**
- 7.2 Milestone Chatham Road, Sandling. Request for refurbishment. Members' supported in principle the refurbishment and having noted the Residents' Association's offer to finance the refurbishment and asked the Clerk to liaise with the Association. The item to come back to the committee if the Residents' Association decided not to fund the refurbishment. **Action: Clerk.**
- 7.3 Bulbs. Members' **agreed** to release a budget of £300 to purchase native daffodils for planting in the parish. The Clerk was asked to circulate a list of areas that had been put forward for planting and to liaise with the Rotarians about their offer to plant crocus bulbs, members **agreed** to offer to purchase the bulbs from them. **Action: Clerk.**
- 7.4 Dog waste bin complaints. After discussion, it was **agreed** that John Edwards would be invited to a meeting to discuss the situation with regards to dog waste. **Action: Office.**
- 7.5 KCC Highways, Transportation & Waste parish Seminar 23rd October at Oakwood House, Oakwood Rd, Maidstone. **Noted.**
- 7.6 Maidstone Studio Development. Having obtained Mrs MacGrory's permission MacGrory Drive was put forward for one of the roads on the new development. **Noted.**
10. **Highway Projects Budget**
- 10.1 Safer Crossing Point Grovewood Drive North. Traffic and pedestrian flows surveys are scheduled to start on Tuesday 19 September for one week. The results of the survey will be available early October. **Noted.**
- 10.2 Decision to fund safer crossing point on Grovewood Drive North, resident's comments. After considering the resident's e-mails members **agreed** a response to the resident stating that they felt it would have been irresponsible to spend public money on the legal expenses of a Road Traffic Order and yellow lines when there was a likelihood of this being funded by a planning application. Members' asked for a review of the situation regarding Grovewood Drive South next year once the decision on the school planning application is known. **Action: Clerk.**
11. **Maidstone Local Plan**
The update on the Inspector's final report and Helen Whately's MP request to the Government Minister to call in the Local Plan were **received and noted.**
12. **Policy and Procedures**
Planning reminder. Members **received and noted** the reminder on the procedure for making a decision on a planning application added to the supplement agenda.
13. **Members Reports**
- 11.1 Site visit Boxley Road, Walderslade. The Clerk's report was **received and noted.**
- 11.2 M2 Junction 5 Improvements (Sittingbourne Junction). After discussion members **agreed** the response as *The parish council welcomed this much needed improvement to the local transport network to keep the traffic moving safely. It is hoped that this type of improvement is extended to other congested junctions like junction 3 of the M2.*
The Clerk was asked to identify whether the A249 was intended to be the primary route for the Lower Thames Crossing. **Action: Office.**
14. **Volunteer Groups**

- 14.1 Friends of Boxley Warren. Cllr Bob Hinder would be attending the October meeting of the Boxley Warren Advisory Committee.
- 14.2 Walderslade Woodlands Group. Cllr Ivor Davies notified members that the volunteers had recently cleared the area around the picnic benches and tables.
15. **Matters for Information**
- 15.1 Proposed development Darland Farm, Pear Tree Lane, Gillingham (MC/17/2341). Medway Council has request a screening opinion for construction of a residential development; up to 500 dwellings at this site. **Received and noted. Action: Office to monitor.**
- 15.2 Planning Enforcement presentation. Electronic and paper copies were supplied to members.
- 15.3 Waitrose has withdrawn from the Eclipse Park site. **Noted.**
16. **Budget 2018/2019**
Draft Budget 2018/2019. Members were reminded to submit any suggestions or projects to the parish office/committees. **Noted. Action: All councillors.**
17. **Next Meeting**
Next Environment Committee meeting 9 October 2017 at Beechen Hall commencing at 7:30pm.

In view of the confidential nature (personal details and data) on the Enforcement item about to be transacted the discussion was taken in confidence.

16. **Enforcement and Section 106 updates from MBC**
Cllr Ivor Davies gave a report on a recent Planning Enforcement Presentation he had been to which highlighted the lack of staff in the Enforcement Office. Members **received and noted** the update on five outstanding issues. Members were extremely concerned that there was no effective enforcement and that Maidstone Borough Council was seen as a soft touch.

Meeting closed at 9.15pm.

Signed as a correct record of the proceedings.

Chairman Date