

**Minutes of the Environment Committee on Monday 23 February 2017 at The European School of Osteopathy, Boxley Village commencing at 7.30 pm.**

Councillors present: Cllr Wendy Hinder (Chairman), Cllr Clarke, Cllr Ivor Davies, Cllr Dengate and Cllr Bob Hinder together with the Clerk and 21 members of the public.

**1 Apologies and absences**

Cllr Hollands (holiday). Cllr Radcliffe Godfrey (absent).

**2 Declaration of Interests, Dispensations, Predetermination or Lobbying**

All members declared that they had been lobbied.

The Chairman welcomed the residents.

**3 Planning Applications for Consideration**

17/500471/FULL Erection of 2 no. dwellings with associated landscaping and car parking. Land North of Street Farm Cottages Forge Lane Boxley.

After a brief discussion with members the Chairman adjourned the meeting (7.32pm) to allow residents to make their views known to members. Residents voiced strong objections to the planning application. The meeting was reconvened at 7.54pm.

Members **unanimously agreed** a response.

*The Parish Council wishes to see the application refused and reported to the Planning Committee. The reasons for refusal are:*

*The development proposed will expand the built area of Boxley village into the countryside to the detriment and appearance of the Kent Downs Area of Outstanding Natural Beauty and the North Downs Special Landscape Area. As the development would represent an undesirable extension into the countryside it is contrary to policy ENV 28, ENV 31, ENV33 and ENV 34 of the adopted Local Plan and SP 17 of the draft local plan.*

*The site is immediately adjacent to the Boxley Village conservation area and the design of the proposed dwellings do not enhance the local, natural or historic character of the area, contrary to policy DM1 of the draft local plan. Whilst it is understood that the Kent design guide does not support 'inappropriate historic imitation' or 'a poor copy' design the dwellings should nevertheless enhance or respond positively to the character of the area and it is felt that this standard is not reached and therefore is contrary to policy DM 3 of the draft local plan.*

*Boxley Parish Council considers that whilst the car parking provision for the proposed properties may meet KCC parking standards it is insufficient to address overspill parking. The 2011 census data indicates an average of 1.8 cars per household and one unit only has 2 car parking spaces so any visitors will be required to park on the track thus blocking it. It is probable that the other unit's occupiers would, like so many other people, use their garage for storage rather than a car especially as modern vehicles do not generally fit into a 2 metre wide garage. Boxley Village already has a severe shortage of any parking facilities available for visitors.*

*There is no provision for vehicles using, visiting or delivering to the proposed dwellings to turn around if the available parking space at the properties is occupied.*

*The proposal is considered unsustainable as the occupiers of the dwellings would experience an over reliance on the private motorcar to access basic services. Public Transport information in the design and access statement is incorrect, there is only a limited bus service which is not as stated every 10 minutes but on average every 90 minutes during the day with no service in the evening or on a Sunday. This application therefore fails to satisfy the tests for sustainable development set out in the NPPF and DM24 of the draft Local Plan.*

*The KCC Highway's requirements during the build, as outlined in the 13 February letter, are fully supported by the Parish Council and if MBC is minded to permit the development must be included as conditions. With a strict condition that no contractor or construction vehicles should use Forge Lane. It is particularly important that there is a condition requiring the permanent retention of the vehicle parking spaces and garage. Permitted Development Rights should be removed from the garage so that it cannot be converted into residential use.*

*The Parish Council has grave concerns about the health and safety of pedestrians and other highway traffic at the junction at Street Farm. Concerns are also raised about the ability of any new residents being able to get into local schools as these are already oversubscribed.*

*If MBC is minded to permit the development that it should be a requirement that visitor parking is provided.*

Discussion took place covering: the planning procedure; lobbying; and the MBC Planning Committee. The Chairman encouraged all residents to send in letters of objection and it was arranged that the Clerk would circulate copies of a resident's letter.

**4 Next Meeting**

Next full environment meeting 13 March 2017 at Beechen Hall commencing at 7:30pm.

Meeting closed at 8.12 pm.

Signed as a correct record of the proceedings.

Chairman ..... Date .....