

Minutes of the Environment Committee on Monday 5 June 2017 at The European School of Osteopathy, Boxley House, Boxley Village commencing at 9.03 pm.

Councillors present: Mrs Wendy Hinder (Chairman), Mrs L Clarke, Mr J Constable, Mr Ivor Davies, Mr P Dengate, Mr B Hinder together with the Clerk.

- 1 **Apologies and absences**
Cllrs Hollands (holiday).)
- 2 **Declaration of Interests, Dispensations, Predetermination or Lobbying**
None submitted.

The meeting was not adjourned as no members of the public were present.

3 **Planning Applications for Consideration**

17/500969/FULL – Single Storey rear extension Amended plans at Shar Dell, Boxley Road. **Ratified** after consulting with members out of meeting, *Do not wish to object.*

17/502638/TPO application - 1no. Beech - reduce 1no. large branch and deadwood. 2no. Beech - deadwood. Sweet Chestnuts - fell leaning stem. 1no. Sweet Chestnut - fell and fell dead chestnuts rear of properties and stack on site. Five Acre Wood and Wents Wood, Weaving.

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

17/502551/FULL Erection of two storey side extension and single storey front porch extension. 16 Timber Tops, Lordswood.

Do not wish to object but concerns were expressed that were this building to be further developed, by internal reconfiguration of walls to make a 4-bedroom house, this could result in unacceptable on-street car parking in an area already saturated with on-street parking.

17/502536/FULL Single storey rear extension and addition of front porch. 37 Crownfields Maidstone.

Do not wish to object.

17/502100/FULL. Demolition of existing wedding venue, office and other commercial buildings and erection of 4no. detached dwellings with associated parking, access, infrastructure and landscaping works. Bredhurst Garden Centre Dunn Street Bredhurst.

Wish to see the application refused and deferred to the Planning Committee.

The site lies 650m outside of the village boundary and is within the Kent Downs AONB where the statutory purpose of the designation is to conserve and enhance natural beauty. It is felt that the proposed development is contrary to policies ENV28, ENV 31, ENV33, ENV34 as the application if permitted would expand urban development into the AONB, the North Downs SLA and the Maidstone/Medway Strategic Gap.

It is considered that there would be an adverse impact on the street scene if the development is allowed. The current buildings are single storey timber clad and are of an agricultural design, the site originally being a garden centre. Previous applications to place more units on the site and to develop current units to industrial use have been refused so the site has a low visual impact on the street scene and the introduction of larger and more prominent structures would change this. It is not unusual for agricultural/rural buildings to have areas of hardstanding so the current design is not considered out of keeping in the area. It is felt that the development would not result in a significant improvement and so would contravene policy DM4.

In 2004 permission was given by the Local Planning Authority for a change of use from agricultural land to recreational land specifically football pitches. To many people this was a controversial decision as it relied heavily on the fact that community facilities

would be provided and this was the sole reason to grant the application. The applicant was required to prove that there was a need for football pitches locally and on doing so permission was granted. The applicant should now be required to provide written evidence from the relevant football association/federation that the need for football pitches has diminished to such an extent that unused ones can be developed.

The potential change of use from football pitches to horse grazing and stabling is queried. There is no independent or dedicated access for horses or horseboxes. The neighbouring stables could provide an access but this is a separate business over which the applicant has no control.

Attention is bought to a recent Appeal Decision APP/U2235/W/17/3169507 concerning development in Boxley Village.

"15. Because the site lies within the Kent Downs AONB, where paragraph 115 of the National Planning Policy Framework indicates that development should be restricted, the presumption in favour of sustainable development does not apply in this case even if there is no five year supply of housing land in the district.

16. Having regard to the above the appeal should be dismissed".

17/502585/FULL Conversion of garage into habitable space and erection of single storey front extension. 12 Galena Close, Walderslade.

Do not wish to object but there are grave concerns that bringing forward the building line will result in insufficient on-site car parking provision.

17/502690/TPO Tree Preservation Order: fell 1no. Fir tree and fell 2no. unidentified trees. 12 Galena Close, Walderslade.

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

4 **Next Meeting**

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

Meeting closed at 9.25 pm.

Signed as a correct record of the proceedings.

Chairman Date