

Minutes of the Environment Committee on Monday 10 December 2018 at Beechen Hall, Wildfell Close, Walderslade commencing at 7.30 pm.

Present: Mrs W Hinder (Chairman), Mrs A Brindle, Ms L Clarke, Mr J Constable, Mr I Davies, Mr B Hinder (arrived during 12.4), Mr D Hollands and Mr J Willmott, together with Mrs P Bowdery Clerk, Mr G Hayday and Mrs P Huntingford (visiting councillors) and 4 members of the public.

1 Apologies and absences

None as all councillors were present.

2 Declaration of Interests, Dispensations, Predetermination or Lobbying

All members declared that they had been lobbied on MA/18/506178.

The Chairman, in view of the presence of residents, took MA/18/506178 at this point in the meeting.

The meeting was adjourned at 7.34pm to hear comments from residents who objected to the planning application. The meeting reconvened at 7.57 pm and the residents left.

The Chairman, in view of the presence of Cllr Hayday, took item 12.4 at this point in the meeting. Cllr Hayday left after the discussion.

3. Minutes of the Meetings 5th and 12th November 2018

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

4. Matters Arising from the Minutes

4.1 Minute 3179/4.1 Ancient Woodland and TPOs. **No further action.**

4.2 Minute 3179/4.3 Yellow lines at junctions along Provender Way. KCC is arranging Road Traffic Orders so that the work can proceed. **Noted.**

4.3 Minute 3173/4.4 Chatham Road Sandling new road layout. The parish council has been informed that the additional work has been completed. **Noted.**

4.4 Minute 3179/4.5 Speed cushions, Boxley Village. Cllr Willmott notified the meeting that the earliest date of re-installation would be February 2019. The Parish Council to contact KCC to ensure that the work is undertaken in February 2019. **Action office.**

4.5 Minute 3179/4.7 Junction 3 M2. The report on the options available to petition the Government was **received and noted**. Cllr Bob Hinder notified the meeting that MBC had responded to the Government consultation on the Lower Thames Crossing with the case for improvements at Junction 3 of the M2 and A229. After consideration it was **agreed** that the response to the consultation will be awaited. **Action monitor.**

4.6 Minute 3179/4.8 Gidds Pond Cottages off street parking provision. The Clerk's report was **received and noted**. Whilst the original application had mentioned off street car parking provision for residents of Gidds Pond Cottages no planning condition for its installation had been imposed. After discussion members **agreed** that in view of the proposed planning application for the two schools the situation would be monitored. **Action office.**

4.7 Minute 3179/4.9 Traffic survey Boxley Village. Possible costs have been obtained and KCC has been approached about whether BPC can have copies of the data collected by the survey lines south of Boxley Village. **Noted.**

4.8 Minute 3179/4.11 Boxley Warren additional pond. Cllr Harwood's report given to the parish council on 3rd December was **noted**.

4.9 Minute 3179/4.13 Provender Way Winter Maintenance request. KCC has made no changes to its current primary routes list but will be reviewing the list again in March. **Noted.**

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

5. Planning Applications for Consideration

Gibraltar Farm Public Consultation on proposal to have accesses on Ham Lane. **Ratified** the Clerk's response, after consulting with Cllr Wendy Hinder, Boxley Parish Council reiterates its previous objections, made to Medway Council and the Planning Inspector in 2016, about the development. The now proposed accesses onto Ham Lane does not deal with the fact that the current local highway infrastructure is unable to cope with existing let alone the additional traffic from 450 dwellings. Only partial widening of Ham Lane, effectively a country lane, and no improvements for Lidsing Road means that the additional traffic will have a detrimental impact on the safety of users of the highways including cyclists, pedestrians and horse riders.

18/505897/LBC Listed Building Consent and 18/505896/FULL for the conversion of redundant stables to dwelling with associated landscaping and car parking. Boarley Farm Boarley Lane, Sandling.

The parish council has no material planning reasons to object. Members noted the issues raised by a neighbour about services underneath the driveway to the property and agreed that these would need protecting. It was noted that no mention had been made of a septic tank/sewage treatment plant or oil storage tank and members asked that the planning officer investigate the location etc.

18/506071/FULL Erection of first floor rear extension. Golden Wood Close Lordswood.

The parish council has no material planning reasons to object.

18/505659/FULL Conversion of garage into habitable space, creation of first floor side extension, demolition of conservatory and erection of replacement single storey rear extension. Wytherling Close Bearsted.

The parish council has no material planning reasons to object.

18/506139/FULL Erection of a single storey timber granny annexe for ancillary use to the main dwelling. Whitfield Boarley Lane Sandling.

The parish council has no material planning reasons to object however members require a condition that the annexe can only be used in conjunction with the occupiers of the main house and that it cannot be used, rented or sold off as a separate dwelling. Members were concerned that the granny annexe was a separate dwelling, located away from the main house, and this could be development by stealth.

18/506178/FULL. Two storey side and front extension combined with a first floor side extension above existing ground floor extension. (Resubmission of 17/506384/FULL and (18/503229/FULL). The Covert, Walderslade.

Members considered the comments from the members of public present, MBC's previous refusal and the Planning Inspector's decision on the previous application. After lengthy discussion members unanimously agreed.

Objection, and if the Planning Officer is minded to recommend approval then reported to the Planning Committee.

Members consider that the new application does not address the main point raised by MBC (17/506384) and the Planning Inspectors previous refusal on 18/503229, which is the adverse impact on numbers 2 and 4 The Covert, it is noted that properties in Brownlow Copse will also be affected by the bulk and massing of the proposed property.

MBC's previous refusal clearly identifies a loss of privacy to neighbouring properties which, it is considered, will still occur and making the application contrary to policies DM1 and DM9 of the Local Plan.

Paragraphs 5 and 10 of the Planning Inspectors Appeal decision (15 November 2018) clearly identify that the previous application 18/503229 would result in "harm to the living conditions of the occupiers of number 4 The Covert" and members considered that the minor amendments contained in this planning application did not change the situation.

6. Planning Decisions, Appeals and Appeals Decisions

18/504502 13 Sylvan Glade. MBC decision REFUSED.
Unit 33 Lordswood Industrial Estate, hardstanding. MBC decision REFUSED.

7. Highways and Byways

- 7.1 Wish list request. Junction of Gleaming Wood Drive and Lords Wood Lane and the extension of the cycle path along the part of Gleaming Wood Drive adjacent to the Lords Wood Industrial Estate. Members **agreed** to add this to the Parish Councils Wish List. **Action office.**
- 7.2 Drainage issues. Cllr Willmott's report on the site meeting to discuss the remedial works planned for Boxley Village was **received and noted**. Lengthy discussion took place on KCC's suggestion that a raised kerb is installed across the highway and car parking area at the western end of the Village Green. Members considered that such a kerb would have an adverse impact on the visual amenity of the village green creating unnecessary urbanisation and would also be a trip hazard as the village is dark and there is significant footfall between the car park area to the public house and along the PRoW at Forge Lane. Cllr Willmott notified members that rainwater also flowed down the driveway of the ESO and the flow of water went around the north, west and south of the village green rather than across the expected east section. It was therefore highly likely that this amount of water added to the flooding issues being experienced at one of the residential properties. Cllr Willmott's suggestion that KCC's proposal to add French Drains to the south verge of the village green could be supplemented by an additional drain, at a cost of approximately £500 to the parish council, across the driveway to the residential property. This additional drain could alleviate the problem that might be caused by the members decision not to support the installation of the long length of kerb. Members noted that the property owner could, in view of the committee's decision and in order to protect his property, pressurise KCC to install the kerb. Members discussed the options, possible parish council liability if the additional drain was installed and whether it is the responsibility of the parish council to provide drainage. After further discussion Cllr Clarke proposed the **"the ESO is approached and asked to put in mitigation to reduce water flow from their site to the village green."** **Agreed.** Members felt that this option had to be explored prior to any decision on paying for an additional drain and the issue is to be returned to the January meeting to allow the ESO response to be considered. The Parish Council to write to KCC Highway stating that, for safety and aesthetic reasons, the suggested raised kerb across the highway and car parking area is not supported and that the committee is still considering other possible options. **Action Clerk.**
- Further drain clearance is being undertaken on three chambers in the verge just off Boxley Road/Longwood area. **Noted.**
- A new issue regarding possible blocked chamber in the verge near junction of Walderslade Woods Road and Wildfell Close has been reported to KCC. **Noted.**
- 7.3 Maidstone Tree works notifications.
- Details of the KCC programmed work were **received and noted**. The Chairman queried tree work along the Old Boxley Road, the Clerk notified members that she understood that trees overhanging a property in Beechmore Drive were being maintained on by KCC.

As it was 9:30 pm the Chairman used her powers to extend the meeting for a further 30 minutes.

7.4 Walderslade Woods Road Crash.

Members **received and noted** the most recent crash statistics, 1 July 2015 to 30 June 2018 which did not include the recent fatal crash. It was **noted** that the recent statistics did not contravene KCC's current policy of intervention as there would not six personal injury crashes within a 50 m stretch of highway within two years. In total there have been nine crashes, of which one was judged as serious injury, with two

clusters of three crashes each at Tunbury Avenue junction and the east Impton Lane junction.

Item to be returned to the agenda once the 1 July 2018 - 31 December 2018 statistics become available.

8. **Projects for consideration for funding now or from the 2019/20 Budget**

- 8.1 Grovewood Drive South Road Traffic Orders. Members **noted** that the issue of Road Traffic Orders was still outstanding and that a response from the applicant, concerning a voluntary contribution to pay for the work was awaited. No budget provision was identified and the situation is to be monitored.
- 8.2 Timber Tops Play Area Footpath. After discussion it was proposed from the Chair that the Parish Council would not pay for a pathway to the play area. **Agreed.**
- 8.3 New footway Beechen Bank Road. In view of the installation cost Cllr Bob Hinder withdrew his application for budget provisions and instead requested that the provision of a footway be added to the Parish Council's Wish List. **Action office.**
- 8.4 Tree work along Boxley Road and Beechen Bank Road. Lengthy discussion took place regarding the KCC request for a donation of £10,000 towards tree maintenance work on Beechen Bank/Boxley Road. Members considered that this was a health and safety issue and lack of previous maintenance had also added to the current problem. Cllr Bob Hinder proposed seconded by Cllr Clarke that **"no grant to be made as tree maintenance is KCC's responsibility"**, **agreed** (with Chairman abstaining). **Action Clerk.**

9. **Policy and Procedures**

None scheduled for review.

10. **Members Reports**

No reports were submitted.

11. **Volunteer Groups**

To receive any reports.

12. **Matters for Information**

- 12.1 MBC will be invited to the January meeting to give a presentation on the proposed Innovation Centre at Kent Medical Campus. **Noted.**
- 12.2 Wildlife Pollinator Sites. The MBC Heritage, Culture and Lesure Committee will be considering pilot sites, including Grovewood Drive North verge, for conversion to and maintenance as meadows. **Noted.** Cllr Bob Hinder requested that the East verge from the south chicane at Boxley Village to Sandy Lane is submitted for conversion to a meadow verge. **Action office.**
- 12.3 Friends of Weaving Heath and Woodlands. The Clerk notified members that the group is arranging a task day in the New Year and had been allocated unused equipment from Friends of Boxley Warren but litter picking equipment, gloves and some minor items were still required. It was proposed from the Chair and **agreed** that **the Clerk is allocated £300 from the Street Maintenance budget to purchase the necessary equipment.** All equipment remains the property of BPC but will be on permanent loan to the group. **Action Clerk.**
- 12.4 KCC Highways meeting, to discuss traffic issues, arranged for Fri 14th Dec at Beechen Hall. Meeting with Helen Whately MP Fri 14 Dec meeting to discuss traffic. **Noted.** Members discussed various issues relating to the proposed school sites including pollution, impact on St John's School if new school takes children from Grove Green, staffing numbers and traffic movements on and off the site. Members **agreed** that the parish council's decision on the planning application should be taken at a meeting arranged at Grove Green and a summary of the key points in the documentation should be publicised to residents. **Action Clerk.**

13. **Items for Next Agenda**

Requests for items to be included on the agenda to be submitted no later than 2 January.

14. **Next Meeting**

Next Environment Committee meeting 7 January 2019 at Beechen Hall commencing at 7:30pm.

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

No updates were available.

Meeting closed at 9.55 pm.

Signed as a correct record of the proceedings.

Chairman Date

DRAFT