

Minutes of the Environment Committee on Monday 12 November 2018 at Beechen Hall, Wildfell Close, Walderslade commencing at 7.30 pm.

Present: Mrs W Hinder (Chairman) arrived at 8.12pm, Item 7, Mrs A Brindle, Ms L Clarke, Mr I Davies, Mr B Hinder (arrived at 8.12pm, Item 7) and Mr J Willmott, together with Mrs M Fooks (Assistant Clerk),

1 Apologies and absences

Apologies: Cllrs J Constable and D Hollands.

2 Declaration of Interests, Dispensations, Predetermination or Lobbying

None declared.

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

3. Minutes of the Meeting 8 October 2018.

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

4. Matters Arising from the Minutes

4.1 Minute 3167/4.1 Ancient Woodland and TPOs. Deferred to December Meeting.

4.2 Minute 3167/4.2 Fixed plate pedestrian crossing signs Grovewood Drive North. Installed but traffic is increasing along Grovewood Drive. **Noted.**

4.3 Minute 3167/4.3 Yellow lines at junctions along Provender Way. KCC has now included the junctions at Franklin Drive and Harvesters Way and is arranging Road Traffic Orders so that the work can proceed. **Noted.**

4.4 Minute 3167/4.4 Chatham Road Sandling new road layout. Work has now begun, **noted.**

4.5 Minute 3167/4.5 Speed cushions, Boxley Village. Work has now been finalised and a date will be confirmed by KCC. Members requested a copy of the plan for the location of the cushions from KCC. **Action office.**

4.6 Minute 3167/4.7 Junction 3 M2. This will be covered in meeting the parish council has with County Councillor Paul Carter on Thursday 15 November. Members also agreed to write to MP's Tracy Crouch (Chatham & Aylesford) and Tom Tugendhat (Tonbridge & Mailing) for support. Cllr Willmott suggested setting up an on-line petition through Highways England, office to investigate. **Action office.**

4.7 Minute 3167/4.8 Programmed Tree Work along Boxley Road/Beechen Bank Road. KCC Property Services requested to trim back trees on its land that mask the street lights. **Noted.**

4.8 Minute 3167/4.10 Gidds Pond Cottages off street parking provision. Office requested to backtrack through all the planning applications for the site to see if a condition has been imposed to provide the off-street parking. Members asked for this to be carried out as soon as office time allows. **Action office.**

4.9 Minute 3168/4.12 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. Members agreed to wait for a response from KCC before making a decision on commissioning a new survey. **Action Office.**

4.11 Minute 3168/13 Boxley Warren additional pond. Cllr Harwood reported at the last parish council meeting that the materials and labour had been sourced at no additional cost to the parish council.

4.12 Minute 3168/4.14 Daffodils. These have been distributed for planting. **Noted.**

4.13 Minute 3169/7 Provender Way Winter Maintenance request. Members requested that KCC was chased for a decision. Cllr Bob Hinder **agreed** to write a letter to County Councillor Paul Carter which would be given to him at their meeting on Thursday 15 November 2018. **Action office and Cllr Bob Hinder.**

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

5. **Planning Applications for Consideration - DECISION**

18/505439/FULL Erection of a single storey front extension to porch including increase in roof height, a two storey rear extension and a single storey wrap around rear and side extension, replacement roof including increase in ridge height, installation of a new pedestrian access gate from Grovewood Drive South and erection of a new low boundary wall to front. Alternative materials to first floor and roof and installation of stainless steel flue. Harvesters Way Weaving..

The parish council has no material planning reasons to object. However, members have concerns that the proposed low brick wall would have a detrimental impact on the street scene. A low-level hedge or soft landscaping would not be so intrusive and will be in keeping with the rest of the houses.

18/505426 Advertisement consent for installation of 1no. face illuminated 'Paperchase' letters sign, 1no. face illuminated 'Virgin Holidays' letters/logo sign, and 1no. illuminated 'Costa' letters sign fixed to brickwork. Next Eclipse Park Sittingbourne Road North Maidstone.

The parish council has no material planning reason to object.

18/505196/FULL Reconfiguration of existing concrete and tarmac hard surfaced area to provide Builder's Merchant storage, including repair works to existing concrete surfaces, installation of 2no. single storey modular buildings totalling 35m², installation of external yard lighting columns, erection of fencing, and associated works. Travis Perkins Cobtree House Forstal Road Aylesford Kent.

The parish council has no material planning reason to object.

18/505455 Approval of Reserved Matters for Access, Appearance, Landscaping, Layout, and Scale, pursuant of 15/503359/OUT - Outline application with all matters Reserved for residential development (approx 89 dwellings) plus open space, biomass plant and access road (plus emergency access). Land East Of Gleamingwood Drive Lordswood Kent.

Objection on the grounds that the applicant has failed to prove that this development is sustainable.

The lack of a clear business plan on this scheme's ability to provide for the operation of the biomass unit and details of the Management Plan for the Ancient Woodland, which is to be managed to provide fuel to the bio-mass, means that the application as it stands, cannot be judged as sustainable. This was a requirement of the Planning Inspectors Appeal Decision. Planning Inspector decision, reason 23 clearly requires that the "biomass plant can be assured."

The Planning Officer Urgent Update (6 September) the bio-mass boiler is unviable;

- *Section 6.07 clearly shows that MBC understanding of the extant planning permission requires, before 30 November, that all reserved matters including the biomass and woodland management documents are submitted "The reserves matters submission would be expected to include the biomass boiler as a key component of the outline consent.*
- *Section 6.09 clearly identifies that "the developer has no intention of building a bio-mass boiler because practical implementation of this was explored in great detail in conjunction with wood fuel providers and found to be an unviable proposition".*

The applicant's failure to submit the bio-mass boiler and wood management documents, contrary to the applicant's own Planning Statement concerning the reserved matters clearly indicates that there is an issue of viability as per the Planning Officer's report.

- *Planning Statement 1.2 "Reserved matters (appearance, landscaping, layout and scale) pursuant to 15/503359/OUT for residential development (about 89 dwellings) plus open space **biomass plant** and access road.*
- *1.4 These plans will included in the documents to be submitted for the Reserved Matters application, as background information.*

The parish council reiterates its previous objections submitted for 15/503359/OUT and also has the additional comments.

Since the outline Planning Permission there has been a significant change regarding protection for Ancient Woodland (NPPF 118) and Boxley Parish Council considers that the change must be a Material Consideration in any decision taken by MBC. The Planning Officer Urgent Update (6 September) clearly identifies

- *Section 7.04 The Policy Framework by which the impact is assessed differs greatly from the situation in 2015.*

It is considered that the traffic survey needs revisiting as it is now 5 years out of date and therefore cannot accurately reflect current traffic movements.

The parish council requests that the application is taken to the Maidstone Planning Committee.

If MBC is minded to approve then the following conditions are requested prior to any development taking place:

- *Proof, by a financial feasibility study, business plan or similar, that a bio mass unit is sustainable and can be funded and maintained by the current scheme.*
- *A legal requirement, to ensure the site remains sustainable, that the bio mass unit is funded to remain in operation for 30 years.*
- *Approval of the Ancient Woodland Management Plan, fully costed and cross referenced to the bio mass feasibility study.*

18/505521/TPO application to 1x Oak tree - To be felled and a smaller native tree planted in its place. Sylvan Glade Walderslade.

The parish council strongly objects to the removal of healthy oak trees but will defer to the views of the Landscape Officer.

18/505531 Erection of a single storey rear extension. Chatham Road Sandling.

The parish council has no material planning reason to object.

18/505625/TPO – TPO Application to fell 1 x silver birch tree as shown on tree sketch plan at Sandstone Rise, Walderslade.

Do not wish to object defer to the views of the landscape officer.

18/505635/FULL – Conversion of garage to home office/study at Lombardy Drive, Maidstone.

The parish council has no material planning reason to object.

18/504815/FULL – Erection of a wooden pagoda in the rear garden at Harvesters Way, Weaving.

The parish council has no material planning reason to object.

18/505654/FULL – Loft conversion with hip to gable and rear dormer at Chatham Road, Sandling.

The parish council has no material planning reason to object.

18/505586/TPO - TPO Application - Hornbeam - Reduce the overall crown by 30% plus remove a split/dead section from the top of the tree and shape the crown accordingly. at Olivine Close Walderslade.

Do not wish to object defer to the views of the landscape officer.

MBC has notified that the parish council that it will reiterate its previous request to the applicants of the potential two schools, adjacent to the KIMS site, and the Innovation Medical Centre planned for the KIMS site, to engage with the parish council and community with a presentation on what is planned. The Assistant Clerk informed members that DHA are the agents for the two schools and have contacted the office to attend a parish council meeting to give an outline of the proposals for these schools.

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

Appeal Ref: APP/U2235/D/18/3209022 Boxley Road, Walderslade. APPEAL ALLOWED.

7. **Highways and Byways**

7.1 **Drainage and Flooding Report.** It appears that as a direct result of the Parish Council's report the following actions have been taken

- Boxley Road/Longwood flood area. As previously reported investigations have taken place and remedial work planned. **Noted.**
- Impton Lane and Celestine Close. CCTV investigation showed 100% blockage, the drains have been cleared with a tree root being cut away. More jetting is required and a local resident is going to monitor the situation for the parish council. **Noted.**
- Boxley Road (south cul de sac) This has been investigated and some kerbing is being replaced. Resident will monitor situation. **Noted.**
- Boxley Village Members received the Clerks report highlighting the civil works necessary to rectify flooding issues at Boxley Green. Cllr Willmott did not agree with the suggestions being made by one of the KCC officers and requested that a further site meeting is arranged to discuss this at more length and to agree a course of action. The meeting should involve the parish council, KCC and the resident. Cllr Willmott suggested that any work is carried out at the same time as the reinstatement of the speed cushions. **Action office.**
- Boxley Road/Travertine. This is still being considered, the problem being that the soakaway is on private land. **Noted.**
- Cossington Lane and Brownlowe Copse. KCC are investigating. Cllr Ivor Davies confirmed that he had seen an officer in the vicinity of this area.

7.2 **Maidstone Tree works notifications** – members **received** and **noted** the scheduled tree works and agreed that the information was useful and to trial it on a monthly basis for 3 months. **Action office.**

7.3 **Walderslade Woods Road Crash.** Members **received** and **noted** the clerk's report.

8. **Lower Thames Crossing** – Members **received** the Clerk's report on this consultation and **agreed** with her suggestion that the section that covers Connecting with other roads is the section that would most likely affect the parish in particular the A229, Junction 3 of M2 and Junction 6 of M20. Cllr Bob Hinder informed members that he will be involved with MBC's response to the consultation. It was **agreed** that this should be sent to all Councillors to respond to.

9. **Projects for consideration for the 2019/20 Budget**

Members were reminded that any projects needed to be submitted to the office no later than 30 November for consideration at the December meeting.

10. **Policy and Procedures**

10.1 Street Maintenance policy and pro forma **reviewed** and **agreed** with no change.

- 10.2 Highway projects policy and pro forma **reviewed** and **agreed** with no change.
- 10.3 Section 106 wishlist reviewed with minor amends which includes numbering the projects. **Action office.**

11. **Members Reports**

Members **received** and **noted** Cllrs Hayday and Vic Davies reports on the presentation they attended M20 Junction 7 planned improvements. Cllrs Bob and Wendy confirmed they were discussing this issue with County Councillor Paul Carter at a meeting on Thursday 15 November 2018.

12. **Volunteer Groups**

None to report.

13. **Matters for Information**

None to report.

14. **Items for Next Agenda**

Requests for items to be included on the agenda to be submitted no later than 30 November. **Noted.**

15. **Next Meeting**

Next Environment Committee meeting 10 December 2018 at Beechen Hall commencing at 7:30pm. **Noted.**

As no members of the public or press were present the motion to exclude was not placed before members.

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

Members **received** a verbal update on an existing situation.

Meeting closed at 9.38 pm.

Signed as a correct record of the proceedings.

Chairman Date

