

**Minutes of the Environment Committee on Monday 14 May 2018 at Beechen Hall,
Wildfell Close, Walderslade commencing at 7.30 pm.**

Present: Mrs Wendy Hinder (Chairman), Mrs A Brindle, Ms L Clarke, Mr J Constable (from 7.38), Mr P Dengate, Mr Bob Hinder, Mr D Hollands together with Mrs M Fooks (Assistant Clerk)

1 **Apologies and absences**

Apologies accepted: Mr Ivor Davies (family commitment).
Absent: None.

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

None.

3. **Minutes of the Meetings 9 & 16 April 2018.**

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

4. **Matters Arising from the Minutes**

4.1 Minute 3102/5.1. Development Land Adjacent Wildfell Close. The application is going before MBC Planning Committee in May, Cllr Bob Hinder asked for the date of the meeting. **Action Office.**

4.2 Minute 3102/5.2 Ancient Woodland and TPOs. As the KALC/MBC April meeting was cancelled members requested that this item was raised at the AGM meeting by the councillor attending that meeting.

4.3 Minute 3102/5.3 Boxley Road, Walderslade, KCC tree/verge maintenance. The Chairman reported that work had been carried out at the top end of the road. However flytipping had been spotted along the same section of road. Cllr Wendy Hinder agreed to report it to MBC.

4.4 Minute 3102/5.4 Traffic Speeds, Boxley Road/Beechen Bank Road. Awaiting response from MPs. **Noted.**

4.5 Minute 3102/5.5 Flooding Boxley Road near junction Longwood. KCC has undertaken drain clearance in the area but not yet responded to the initial query of whether any road changes are needed. This has been removed from website and members requested the office to find out why? **Action: parish office.**

4.6 Minute 3102/5.7 Fixed plate pedestrian crossing signs Grovewood Drive North. Will be installed in July/August. **Noted.**

4.7 Minute 3102/5.10 Yellow lines at junctions along Provender Way. Junction names submitted to KCC awaiting response from KCC. **Noted.**

4.8 Minute 3103/5.11 Chatham Road Sandling new road layout. It has been confirmed that work will start with a road closure from w/c 16 June for up to 3 weekends. The Assistant Clerk to notify residents by community alert. **Action office.**

4.9 Minute 3105/12 National Planning Policy Framework & Developer Contributions. Members **received** and **noted** the response from KALC on behalf of Parishes.

4.10 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**

The following applications were ratified after consulting the committee out of meeting

18/501708/FULL Erection of a rear conservatory Boxley Road Walderslade ME5 9JE. *The parish council can see no material planning reasons to object.*

18/501508/FULL Garage conversion into part utility area and part storage area. Wagoners Close Weaving Maidstone Kent ME14 5SG.
The parish council can see no material planning reasons to object

18/501426/FULL Removal of existing fence and relocate new 6ft fence 500mm from the pathway boundary along Fitzwilliam Road. Wytherling Close Bearsted Kent ME14 4QB.
The parish council can see no material planning reasons to object

18/501593/FULL Change of use from two apartments into one dwelling house, including rear and side extension. Replacement of front door with window, internal alterations, demolition of existing summerhouse and garage and erection of detached ancillary/granny annexe accommodation (Resubmission). Weaving Street Weaving ME14 5JH.
The Parish Council can see no material planning reasons to object for the main dwelling, however it does have concerns with the detached ancillary accommodation (Granny Annexe) within the garden and if the planning officer is minded to approve, to impose a condition so that the ancillary accommodation cannot be sold separately to the main dwelling and should not be used for external rent or a holiday let.

DECISION

18/501941/FULL Erection of a part single, part two Storey rear extension and two storey side extension. Grey Wethers Sandling Maidstone Kent ME14 3DW.
The parish council can see no material planning reasons to object

18/501736/FULL Erection of detached garage and 1.8m high close boarded fence. Bargrove Road Maidstone Kent ME14 5RT.
The parish council can see no material planning reasons to object as long as it does not impact on the adjacent bridleway.

18/502144/FULL Erection of a Class A1 Retail Store (Marks & Spencer) and associated servicing, parking, landscaping and access arrangements. Eclipse Park Sittingbourne Road North Maidstone.
Boxley Parish Council welcomes the development however it has concerns that the local infrastructure is inadequate and the development will have a detrimental impact on the local traffic.

18/502031/FULL Proposed single storey rear extension, with existing first floor balcony above at Chatham Road Sandling ME14 3AY.
The parish council can see no material planning reasons to object

18/502087/TPO to remove two large trees in back garden. Unsure of species. Garden is small and trees block out lots of light. Also remove one small tree again in back garden and again unsure of species. Would like to replace with fruiting tree at Micawber Close, Walderslade ME5 9JZ.
This is a poor application with no species identified, it is not to scale and therefore the Parish Council is unable to make a decision.

18/502173/FULL/JOWO Ground floor side extension plus front porch extension. Haywain Close Weaving ME14 5UX.
The parish council can see no material planning reasons to object.

17/506340/FULL Revised details for Detached Store and Replacement Fence at, Harbourland Close, Boxley ME14 3DP.
Boxley Parish Council wishes to object to this application on the basis that it is unacceptable overdevelopment of the site on the corner of a very narrow access road. This building will have a detrimental impact on the street scene and for immediate neighbours. If the officer is minded to approve, the Parish Council requests that a condition is placed on this application that the store cannot be used as a separate habitable room

18/501986/FULL Erection of a single storey rear extension and a first-floor extension over existing garage at Micawber Close, Boxley Chatham ME5 9JZ.

The parish council can see no material planning reasons to object.

18/502146/FULL Erection of a building to provide office accommodation to existing factory and creation of additional parking facilities at Lordswood Industrial Estate, Gleamingwood Drive, Lordswood ME. Decision deferred to 21 May meeting.

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

Members **received** and **noted** decisions made on the following applications which differed to BPC response

Application 17/502657/FULL Decision APPEAL: Allowed

Application 17/503678/FULL Decision MBC Refused.

Application 17/502616/FULL Decision MBC Refused.

Application 17/500884/FULL Decision MBC Refused

7. **Highways and Byways**

7.1 Speed bumps Boxley Village, petition for their removal. Members **received** and **noted** the Clerks report.

7.2 Roundabout sponsorship. Members **received** Cllr Constable's update and once a response has been received from KCC it will be returned to the next available agenda. **Action office/Cllr Constable.**

7.3 KCC planned tree work. **Received** and **noted.**

7.4 Parking Hotline. Cllr Ivor Davies to give a verbal report. As Cllr Ivor Davies was not present at the meeting this item has been deferred to the June meeting. **Action office.**

7.5 M20 Junctions 3-5 Smart Motorway Project. Members received and noted the Clerk's report. It was suggested that additional soundboards could be erected to drown out the noise and Cllr Bob Hinder will take this to the next JTB meeting. **Action Cllr Bob Hinder.**

7.6 BPC Parking Policy. Members **received** and **noted** the Clerk's report.

8. **Franklin Drive Play Area**

MBC has completed the tree work and a donation is being given by Gallagher's in order for the play equipment to be ordered. **Noted.**

9. **Policy and Procedures**

10.1 Laminated planning advices (used at meetings) still fit for purpose. The Clerk has undertaken a review and will be refreshing them to reflect the new phrase used by members when not objecting to a planning application. Members also asked for some phrases used by MBC when refusing applications to be added. **Action office.**

10. **Members Reports**

There were none.

11. **Volunteer Groups**

11.1 Friends of Boxley Warren – Cllr Bob Hinder reported that 4 van loads full of fly tipping had been dumped along the Pilgrim's Way within the warren which were eventually removed with the help of the Landowner and KCC Public Rights of Way. It was suggested that the office alerts residents to the issues and costs of fly tipping and to highlight that if local traders are used to remove any rubbish from their premises that they ask for sight of an authentic waste disposal certificate. **Action office.**

12. **Matters for Information**

Received and **noted.**

12.1 MBC approved the Off Street Tariff increase, which also covers car parks. This is effective from 1 June 2018.

12.2 Litter bins. Response awaited from MBC. **Noted.**

12.3 STEM school, New Cut Public Inquiry. Starting 22 May 2018 and likely to last for 5 days Cllrs Bob and Wendy Hinder will be attending the first two days of the Public Inquiry the Clerk will also be attending. The parish council will have a representative present on each day of the inquiry.

13. **Items for Next Agenda**

Member requested the Planning Rota to be reinstated.

14. **Next Meeting**

Next Environment Committee meeting 11 June at Beechen Hall commencing at 7:30pm.

Meeting closed at 8.53pm.

Signed as a correct record of the proceedings.

Chairman Date