

Minutes of the Environment Committee on Monday 8 October 2018 at Beechen Hall, Wildfell Close, Walderslade commencing at 7.30 pm.

Present: Mrs W Hinder (Chairman), Mrs A Brindle, Ms L Clarke, Mr I Davies, Mr B Hinder, Mr D Hollands and Mr J Willmott, together with Mrs P Bowdery (Clerk), Mrs K Macklin (visiting councillor) and 11 members of the public.

1 **Apologies and absences**

Absent: Cllr J Constable,

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

All members declared that they had been lobbied on 18/504502, and later on in the proceedings all members declared that they had been lobbied on 18/504490.

The meeting was adjourned at 7.33 pm to allow the applicant and members of the public to speak on planning application 18/504502. The meeting reconvened at 19.58 when the decision on 18/504502 was taken.

3. **Minutes of the Meetings 3 and 17 September 2018.**

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

4. **Matters Arising from the Minutes**

4.1 Minute 3159/4.1 Ancient Woodland and TPOs. The issue will be taken to KALC/MBC meeting on 24 September 2018. **Noted.**

4.2 Minute 3159/4.3 Fixed plate pedestrian crossing signs Grovewood Drive North. Installation planned for July/August. Cllr Hollands to check whether the signs had been erected. **Action: Cllr Hollands.**

4.3 Minute 3159/4.4 Yellow lines at junctions along Provender Way. KCC funding has been agreed and Road Traffic Orders were being arranged. **Noted.**

4.4 Minute 3159/4.5 Chatham Road Sandling new road layout. An additional bollard plus work to raise the kerb has been ordered. The work is expected to be undertaken week commencing 1 October 2018. Cllr Willmott will check whether the work has taken place. **Action: Cllr Willmott.**

4.5 Minute 3159/4.7 Speed cushions, Boxley Village. Work to replace has been ordered, date not yet known. **Noted.**

4.6 Minute 3159/4.7 Parking hotline. Details were sent to Maidstone KALC with a request that this is considered by the committee. Cllr Davies notified members that there was no support from other parishes. **No further action.**

4.7 Minute 3159/4.8 Junction 3 M2. Cllr Bob Hinder informed members that Helen Whately MP had received an unsatisfactory response from Kent County Council was again contacting Highway England. It appears that there is currently no improvements planned for the M2 junction 3. **Noted. Action: Cllr Bob Hinder.**

4.8 Minute 3159/4.11 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.**

4.9 Minute 3159/4.12 M20 junction 7 Planned Improvements. KCC have been approached about when the planned consultation is being undertaken, information was expected in September. **Noted.** The Chairman reported that a meeting with Paul Carter was arranged in November and she requested a copy of the initial information gathered by the Grove Green Informal Working Group. **Action: GG Informal Working Group.**

4.10 Minute 3160/4.13 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. Clerk reported that the work was still outstanding. **Noted.**

4.11 Minute 3161/7.1 Highway Flooding and Drainage Report. Information was received on investigation work at the Boxley Rd/Longwood site but nothing on the other sites. Clerk was asked to contact the officer to see if other work is planned. **Action: Clerk.**

- 4.12 Minute 3161/7.2 Traffic survey Boxley Village. Quotations were awaited. Councillors reported that traffic survey lines were already in place. Parish office to try to find out why the lines were there and whether this information could be accessed. **Action: Clerk.**
- 4.13 Minute 3161/10 Boxley Warren additional pond. Site meeting arranged between Cllr Harwood and Medway Valley Countryside Partnership to identify work and obtain a cost for the additional pond. **Noted. Action: Cllr Harwood.**
- 4.14 Minute 3162/14 Daffodils. These would be distributed for planting. **Noted.**
- 4.15 Any other matters arising from the minutes not on the agenda. There were none.

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

18/503977/FULL The erection of a new freestanding masonry wall and entrance way to the North and West site boundaries. (Resubmission of 18/500416/FULL. Part Retrospective). Park Cottage Boxley Road Boxley. **Ratified** the Clerk's decision, after consulting members to amend the original objection to the planning application to *The parish council still objects to the wall and members have asked whether the height of the wall can be reduced.*

As the planning officer is minded to approve the application the parish council wishes to amend its objection to remove the request to have the application reported to the planning committee.

The parish council subsequently requested a condition that, for health and safety reasons, no external lighting of or on the wall facing the road was permitted.

18/504572/TPO Application Tree is to the front 1 Iris Close. T1 Large Oak in decline, reduce from 18.6m finishing at 12.m and a starting width of 12m finishing at 5m leaving lower crown. Iris Close Walderslade.

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

18/504502/FULL Change of use from a dwelling (Class C3) to an office (Class B1). 13 Sylvan Glade Walderslade Chatham Kent ME5 9PW. Deadline 18 October 2018.

Wish to see refused and referred to the Planning Committee for the following reasons:

- *The change of use to offices is considered incompatible within a residential area. Such a change would be contrary to the requirement of DM1(iv) as it is considered it would have an adverse impact on occupiers of neighbouring properties because of the potential increase in vehicular movements and activity, so contrary to DM1.*
- *The proposed development is contrary to DM7 as it is considered that it would potentially generate more volumes or types of traffic unsuited to the compact residential nature of this small close.*

Members raised concerns about the potential loss of a residential dwelling at a time when there is a serious shortage of residential properties. Concern was also raised about potential parking issues on such a small and compact close and also on parking on Impton Lane which is used by visitors to the hospital and commuters.

If the planning officer is minded to permit development the parish council requests the following conditions:

- *Planning permission is given solely to the applicant whilst they operate from the site and if the business ceases then the B1 classification is automatically removed and the house is returned to residential status.*
- *The unit can only be used for secretariat use and not open to visits from the public.*
- *Permitted Development Rights are removed requiring planning permission for any other use.*
- *The office working hours are Monday to Friday 8.30 am to 5.00 pm (as offered by the applicant).*

18/504600/FULL Demolition of conservatory and erection of a single storey side and rear extension. (Resubmission of 18/502525/FULL). Byways Grove Green Road Weaving Maidstone.

The Parish Council has no material planning reasons to object.

18/504721/FULL PROPOSAL: Erection of outbuilding to front (Retrospective). Briar Lodge Boxley Road Walderslade.

The parish council wish to see this refused for the following reason; but not reported to the Planning Committee. It is considered that this structure is in front of the building line for that area.

The parish council would like it noted that it does not approve of retrospective planning applications as it considers that they remove the rights of a Local Planning Authority to guide applicants and also to impose conditions that might mitigate impact.

18/504490/FULL Demolition of existing clubhouse and erection of new replacement clubhouse incorporating spike bar, meeting rooms, gym and exercise studio, linked 12 bay driving

range, separate golf buggy store, bin store and covered bike rack. Existing car park and entrance road to be realigned to lead to apron to the front of the new clubhouse and provide additional parking (47 Additional spaces). Upgrade, re-model and re-contour the existing 18- hole golf course. New 9-hole course on the practice ground; a short game activity zone and practice ground outfield. Landscaping and biodiversity enhancement through extensive planting and the connectivity of habitats. Cobtree Manor Golf Course Chatham Road Sandling.

The Parish Council has no material planning reasons to object.

18/505009/FULL Demolition of rear conservatory and erection of new single storey rear extension complete with flat roof and glazed roof lanterns. Granary Close Weaving.

The Parish Council has no material planning reasons to object.

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

APP/U2235/D/18/3209022 Written appeal. The Firs Boxley Road Walderslade Retrospective construction of a detached garage to the front of the property. **Noted.**

STEM School New Cut Road. Appeal permitted, decision states there is no current need for Traffic Regulation Orders and if needed in the future the Transport Authority could arrange to put them in. KCC Highways has been requested to approach the applicant to ask that they honour the offer, made at the Public Inquiry, to pay for TRO. The Parish Council Chairman is also writing a letter. KCC cannot force the applicant to pay for TRO. **Noted.**

APP/U2235/D/18/3209878. 6 The Covert Boxley Chatham Kent ME5 9JJ

Two storey side and front extension combined with a first floor side extension above existing ground floor extension. (Resubmission of 17/506384/FULL). **Noted.**

7. **Highways and Byways**

Strategic routes for winter maintenance. Awaiting response from KCC as to whether Provender Way will be designated as a primary route (cleared and gritted) in order that the school can be kept open during winter. **Noted.**

As it was 9.30pm the Chairman used her delegated powers to extend the meeting by 30 minutes.

8. **Consultation Kent Household Waste Recycling Centres**

A response was agreed after discussion on whether charges should be made for non-Kent residents.

- 9. **T&MBC Local Plan Reg 19 consultation**
Members **received** and **noted** the two new sites added to the allocated housing/employment plans.
 - Rear of Robin Hood Lane, Blue Bell Hill. Allocated for housing, 26 residential units.
 - Rochester Airport employment site. No further information supplied.
- 10. **Policy and Procedures**
None scheduled for review or creation.
- 11. **Members Reports**
None submitted.
- 12. **Volunteer Groups**
Cllr Davies notified members that a recent meeting of the Walderslade Woodlands Group had been held. WWG was requesting that it be given permission to use the Friends of Boxley Warren shed and would move some of the existing equipment into one of its unit. Cllr Bob Hinder, Chairman of Friends of Boxley Warren, gave permission for this to occur. **Noted.**
- 13. **Matters for Information**
None to report.
- 14. **Projects for consideration for the 2019/20 Budget**
Members were asked to submit any projects that they wish to see funded. **Noted.**
- 15. **Items for Next Agenda**
Requests for items to be included on the agenda to be submitted no later than 5 November. **Noted.**
- 16. **Next Meeting**
Next Environment Committee meeting 12 November 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.

- 17. **Enforcement and Section 106 updates from MBC**
Members **received** a verbal update on an existing situation.

Meeting closed at 9.40 pm.

Signed as a correct record of the proceedings.

Chairman Date