

**Minutes of the Environment Committee on Monday 11 November 2019 at
Beechen Hall, Wildfell Close, Walderslade commencing at 6.00 pm.**

Present: Cllrs W Hinder, Mr B Hinder, Mrs A Brindle, Ms L Clarke, , J Willmott together with Mrs D Baylis Clerk.

1 Apologies and absences

Apologies received from: Cllrs Ivor Davies, John Constable and Pat Huntingford

2. Declaration of Interests, Dispensations, Predetermination or Lobbying

None

3. Minutes of the Meeting 4 November 2019

The minutes were agreed and signed as a correct record.

It was proposed by Cllr Wendy Hinder and all agreed that in future all previous minutes be included with the Agenda even if previously circulated.

4. Matters Arising from the Minutes

4.1 Minute 3268/4.2 Junction 3 M2. 10 MPs request for action on local infrastructure. Cllr B Hinder reported that this was now on the JTB agenda.

4.2 Minute 3268/4.5 Land to rear of Tesco. Cllr Brindle had spoken to the Manager at Tescos and he was getting the lights replaced with security lights. He was also going to get the dead tree removed and the area tidied up. She would keep on the case to make sure this was done.

4.3 Any other matters arising from the minutes not on the agenda
Minute 3328 – Item 5 - Application 19/505092/FULL – Hurley, Weaving Street, Maidstone. It was agreed to send an additional comment regarding concerns that had been raised by a resident.

To adjourn to allow members of the public to address the meeting.

No members of the public present.

5. Planning Applications for Consideration

19/504937/FULL – Castle Vale, Castle Dene, Maidstone, ME14 2NH

Demolition of existing outbuilding and erection of 1 no dwelling with associated access, parking, landscaping and infrastructure works.

Boxley Parish Council response: Boxley Parish Council has no material planning reasons to object but would like to see the current landscaping retained and the trees properly maintained.

19/505305/FULL – Units 30 & 32 Newnham Court Shopping Village, Bearsted Road, Weaving.

Variation of condition 4 of application 18/502319/FULL (Variation of conditions 2 and 4 of application MA/09/1280 to allow use of the site as a children's gymnastics centre and to extend the opening hours to between 8.0am and 10.00pm) – to amend the opening hours to 07.00 and 10.00pm Monday to Friday, 8.00am to 10.00pm on Saturdays and 8.00am to 9.00pm on Sundays.

Boxley Parish Council response: Boxley Parish Council has no material planning reasons to object.

19/505258/TPOA - 10 Galena Close Boxley Chatham Kent ME5 9NE

Tree Preservation Order Application - One Hornbeam tree - 60% reduction and to leave a height of no more than 8 meters and a spread of 3 meters. Risk to the footings of the house, excessive shading, branches hanging over shed, too high so needs trimming in height and too wide for the area, risk in high winds.

Boxley Parish Council response: Boxley Parish Council do not wish to object and defer to views of the Landscape Officer.

19/505386/TPOA - 10 Galena Close Boxley Chatham Kent ME5 9NE

Tree Preservation Order application – One hornbeam tree – tree B in the sketch, removed completely as it restricts light and is a danger in high winds to the house if it was to fall. There is no reason to replant as the location is in the garden of number 10 and the shed built around the tree.

Boxley Parish Council response: Boxley Parish Council object to the loss of a tree but defer to views of the Landscape Officer

19/505122/TPOA – 87 Lombardy Drive, Maidstone ME14 5TB

TPO Application T1 Cherry reduce by approx. 25% (height 17m to 12.5m and width 12m to 9m) and lift to 3.5m to give clearance.

Boxley Parish Council response: Boxley Parish Council object to the loss of a tree but defer to views of the Landscape Officer.

19/505487FULL – 24 Fitzwilliam Road, Bearsted ME14 4PY

Erection of part single, part two storey side extension including garage conversion with the creation of a bay window. Erection of a single storey side and rear extension. Extension of existing driveway to create an additional car parking space.

It was agreed to defer making a response until the 20 November.

19/505429/TPOA – 11 Micawber Close, Walderslade ME5 9JZ.

TPO application fell one Sweet Chestnut because the tree is too large for its location and poses a danger if it should fall or drop branches particularly in strong winds. The tree drops troublesome nut castings that are incredibly sharp and pose a risk to occupants. Do not wish to replace due to the closeness of the tree to the house.

Boxley Parish Council response: Boxley Parish Council do not wish to object and defer to views of the Landscape Officer

6. Planning Decisions, Appeals and Appeals Decisions

The Planning decisions on the Agenda were noted.

7. Highways and Byways

7.1 Speeding and speed reduction measures – update

A meeting was held with Cllrs Bob Hinder, Wendy Hinder, Anne Brindle, The Clerk and Jennie Watson and an Officer from KCC to discuss a Highway Improvement Plan, which is now in place.

Members added the following:

Sandy Lane – road in a bad state with large potholes. Also needs 'unsuitable for HGV signs.

The pavement in Boxley village was in poor condition with lots of patches making it very uneven. This is a particular problem as the path is not lit.

The Street Boxley – a resident has twice been hit by vehicle wing mirrors on the pavement stretching from the bus stop to the Old School House (Maidstone direction). This would be reported to KCC as a priority.

7.2 Drainage – Harp Farm Road

The Office have been informed that KCC have raised a couple of jobs to look at the flooding. They are not able to provide a date for the work but it could be 28 days to 3 months. Members agreed that a community alert should be sent out urging residents to report problems directly to KCC as it might speed things up.

8. Policy and Procedures

None scheduled for review. **Noted.**

9. **Members and Officer's Reports**

Report from Cllr. Bob Hinder

Appeal reference APP/U2235/W/19/3227768

Proposed application for erection of a care home with access to Bearsted Road including landscaping, parking and associated works. Matters of appearance, landscaping, layout and scale are reserved for future consideration

A discussion took place initially on the "common ground" between the developer and MBC Main consideration was the effect on the area visibility when travelling east toward the site and that it was felt the site to be too small for the proposed development and an urbanisation of the area.

MBC considered that Weaving Heath is an integral part of the landscape buffer south of the Bearsted Road. This development would have the potential for removal of this buffer and is therefore being one of the grounds for objection.

There is still a "live" objection from KCC regarding the proposed access from Bearsted Road and there have been substantive and ongoing arguments from KCC Highways to this application. When asked by the developer's team whether KCC would undertake another public consultation regarding the proposed road improvements for that area the answer from KCC was no!

Cllr Brindle and I were invited to participate in a site visit with the Inspector in the afternoon but she was emphatic that she would not take any comments - we therefore requested that she take into consideration on that visit the close proximity to the site of Vinters Valley Nature Reserve and the very possible detrimental effects this could have if permitted. We also reiterated our comments regarding traffic flows in the area, the severe impacts of pollution on the residents if the care home went ahead and the serious effect on the landscape particularly when approaching the site from the east

10. **Consultations**

KCC Parish Seminar for Maidstone on 28 November 2019. Cllr Brindle said she would be able to attend and the Clerk would send her the information.

11. **Volunteer Groups**

No reports on activities given.

12. **Items for Next Agenda**

Requests for items to be included on the agenda to be submitted no later than 29 November 2019.

Noted.

13. **Next Meeting**

Next Environment Committee meeting 2 December 2019 to follow the Main Council meeting at St Johns School, Provender Way, Grove, commencing at 7.30pm.

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

It was proposed by Cllr Hinder and all agreed that a list of all CIL money on planning applications be kept by the office and updated on a regular basis to ensure that the Parish Council receives all money due.

Meeting closed 9.27 pm.

Signed as a correct record of the proceedings.

Chairman Date

DRAFT