

Minutes of the Environment Committee on Monday 14 October 2019 at Beechen Hall, Wildfell Close, Walderslade commencing at 6.00 pm.

Present: Cllrs W Hinder, Mrs A Brindle (from item 5), Mr I Davies, Ms L Clarke, Mrs P Huntingford, J Willmott and J Constable together with Mrs D Baylis Clerk.

1 Apologies and absences

Apologies received from: Cllrs B Hinder and D Hollands

2. Declaration of Interests, Dispensations, Predetermination or Lobbying

None

3. Minutes of the Meeting 9 September and 7 October 2019

Deferred

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 to contact MP. No update.

4.2 Minute 3268/4.5 Land to rear of Tesco. No update

4.3 Any other matters arising from the minutes not on the agenda

None

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

No members of the public present.

5. Planning Applications for Consideration

19/504715/FULL – 4 Abbey Court Cottages, Boarley Lane, Sandling

Erection of a two storey side and rear extension with 1 no. roof light to the front and 2 no. roof light to the side.

Proposed Response: Boxley Parish Council object to this application for the following reasons:

It would cause a detrimental change to the street scene.

The rear extension is highly visible from Tyland Lane and numerous public Right of Ways.

19/504813/FULL – Pollyfields Farm, Scragged Oak Road, Detling

Erection of a 3 bay garage with first floor home office and creation of a turning circle to improve access. (resubmission of 19/501286/FULL)

The original application was refused. The buildings are within Boxley Parish, but the access is in Detling. Last time we submitted a neutral comment as the access road was in Detling.

Proposed response: Boxley Parish Council object to this application for the following reasons:

The building would sit on a public right of way. The diversion proposed by the applicant would necessitate a lot more road walking which would be detrimental to the public's enjoyment of the countryside.

Its size and bulk would be detrimental and intrusive to the natural scenic beauty of the Kent Downs Area of Outstanding Natural Beauty.

19/504646/FULL – Boarley Paddocks, Boarley Farm, Boarley Lane, Sandling

Construction of a new access to Boarley Lane

Boxley Parish Council can find no reason to object to this application but question the need for a new access in this location for the reasons specified on the application.

19/504809/FULL – 3 Abbey Court Cottages, Boarley Lane, Sandling

Erection of a two storey side and rear extension

Proposed Response: Boxley Parish Council object to this application for the following reasons:

It would cause a detrimental change to the street scene.

The addition of dormer windows would introduce a discordant feature into the street scene.

19/504641/FULL – Court Lodge Farm, The Street, Boxley

Replacement window

Boxley Parish Council have no material planning reason to object to this application.

19/504642/LBC – Court Lodge Farm, The Street, Boxley

Listed building consent for a replacement window

Boxley Parish Council have no material planning reason to object to this application and defer to the views of the Conservation Officer.

19/504856 – Bassetts, Grove Green Road, Weaving

Erection of front porch

Boxley Parish Council have no material planning reasons to object.

19/505044/TPOA – 18 Spenlow Drive

Tree Preservation Order application – (T1) Hornbeam. Raise canopy to give ground clearance of 4 metres. Reduce height from 12m to 8.4m. Reduce width from 8m to 5.6m. Due to safety concerns in windy and stormy weather and excessive shading.

Boxley Parish Council have no material planning reasons to object and defer to the views of the tree officer.

19/504744/FULL – Plot 5 Kent Medical Campus, Gidds Pond Way, Weaving

Erection of a brick plinth for stationing of signage in connection with care home.

Boxley Parish Council have no material planning reasons to object

19/504146/ADV – Plot 5, Kent Medical Campus, Gidds Pond Way, Weaving

Advertisement consent for 1 no. site entrance sign with lighting. 1 no. building plaque, 6no free standing statutory totem signs, and 3no. service entrance panels.

Boxley Parish Council have no material planning reasons to object

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 lot of communication had been received from residents following an accident and a child nearly being run over on Provender Way. It was agreed to progress with the proposal for a 20MPH zone and flashing speed indicator lights.

The Clerk would write to the cabinet member for highways for information on how to implement these proposals. Letters would also be sent to Paul Carter and MP Helen Whatley seeking their support. The Headteacher of St Johns School, Mr Smith, would be copied in on all correspondence.

7.2 Commissioning of a traffic report

It was agreed that this would be a useful thing to do. The Clerk would contact companies and get one to come to a meeting to discuss which areas the Parish Council would like to concentrate on for the report and obtain an estimate of the likely cost, which would be met from the Highways budget

7.3 To consider any issues raised at the meeting

Cllr J Constable reported that the Traffic Working Group had met and were trying to get a meeting with Paul Carter and the report put on an MBC JTB Agenda.

8. Policy and Procedures

None scheduled for review. **Noted.**

9. Members and Officer's Reports

9.1 To receive reports or notifications of issues from members.

Cllr Brindle would circulate the information she'd received at recent planning training events.

Councillors shared Cllr I Davies' concern that MP Helen Whatley had apparently held a meeting to get opinions from Parishes on the Local Plan Review but had not invited Boxley. Cllr W Hinder said that she had raised the matter with her aide and awaited a response.

The Clerk reported that the hardstanding recently installed to the front of Cadapatra on Boxley Road had been reported to Enforcement at MBC as requested.

10. Consultations

A consultation request to take part in the Biodiversity and Climate Change Review had been received. This was deferred to allow members to consider responses and also to get the opinion of Cllr T Harwood who had expertise in this area.

12. Volunteer Groups

The Walderslade Woodlands Group's working party had been cancelled due to the adverse weather.

13. Items for Next Agenda

Requests for items to be included on the agenda to be submitted no later than 1 November 2019.

Noted.

14. Next Meeting

Next Environment Committee meeting 4 November 2019 to follow the Main Council meeting at The European School of Osteopathy, Styles Lane, Boxley, commencing at 7.30pm.

15. Enforcement and CIL/Section 106 updates from MBC

None

16. Litter Bin – New Cut Road

The main problem was school litter on New Cut Road and Provender Way. Cllr J Constable would get some photographs of the problem. The Clerk was asked to get a price for a post mounted litter bin.

17. Franklin Drive Play Area

MBC have reported that Network Rail have no agreed access across the playground.

It was proposed by Cllr W Hinder, seconded by Cllr A Brindle and all agreed that the lease be signed. It was proposed by Cllr Willmott and all agreed, to put an additional lock on the gate and if it was not accessed in a year to replace the gate with a fence. The Clerk would get a 'no dogs' sign as well as one stating that the playground was 'provided and maintained by BPC'.

18. Letter to residents of Wildfell Close regarding poisoned vegetation

Cllr W Hinder reported that she could find no owner of the land. It was reported to be owned and managed by a housing association or could have reverted to Crown Estates following the bankruptcy of the developer. Further investigation would be needed. It was agreed that a letter from BPC be sent to all residents regarding the poisoned vegetation.

19. New Street Name – KIMS Site

It was agreed to request that the road be called Popesfield Way

21. Fencing around Popesfield Schools

The schools had agreed to paint the fence Green in line with the Visual Impact Statement but this would only be alongside the road.

Meeting closed 9.35 pm.

Signed as a correct record of the proceedings.

Chairman Date

DRAFT