

**Minutes of the Environment Committee on Monday 18 March 2019 at Beechen Hall,  
Wildfell Close, Walderslade commencing at 7.30 pm.**

Present: Mrs W Hinder (Chairman), Mrs A Brindle (arrived at start of MA/18/506656), Ms L Clarke, Mr J Constable, Mr I Davies, Mr B Hinder, Mr D Hollands, Mrs P Huntingford and Mr J Willmott, together with Mrs P Bowdery Clerk and Mrs M Fooks Assistant Clerk along with 4 members of the public.

**1 Apologies and absences**

Cllr brindle sent apologies as she will be a little bit late.

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

All members declared that they had been lobbied on planning application MA/18/506656.

**3. Minutes of the Meetings 4 February 2019**

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

Due to the presence of members of the public item MA/18/506656 was taken at this point.

**4. Matters Arising from the Minutes**

4.1 Minute 3212/4.1 Yellow lines at junctions in Grove Green. It is expected, if there are no emergencies, that these works will take place by 23 March 2019. **Noted.**

4.2 Minute 3212/4.2 Speed cushions, Boxley Village. Work completed. Cllr Willmott raised an issue about a possible problem with the speed cushion, south of The Kings Arms and said he would monitor the situation. It was confirmed that the outstanding work to put warning paint on the raised table was being programmed by KCC. **Noted.**

4.3 Minute 3212/4.3 Traffic survey Boxley Village. The office has approached KCC about whether BPC can have copies of the data collected by the survey lines south of Boxley Village. KCC have been chased. **Noted.**

4.4 Minute 3212/4.4 Drainage Boxley Village. Work completed, the situation is to be monitored and returned to the agenda if a need arises. **Agreed.**

4.5 Minute 3212/4.5 S106 payment. KCC has been notified of the existence of this payment as only KCC can claim it. **Noted.**

4.6 Minute 3212/4.6 Junction 3 M2. Helen Whately's MP update **Noted.**

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

**5. Planning Applications for Consideration**

19/500445/ADV. Advertisement consent for installation of illuminated "Whitehead Monckton" letters sign fixed via rails to existing building. Powder coated to closest match to building. Illuminated with 194 LED modules at 40 lumens each. Towergate House Eclipse Park Sittingbourne Road North Maidstone.

*The Parish Council has no material planning reason to object.*

19/500897/TPOA Application to Fell 1 x tree as shown a tree plan. Remove due to size and starting to block public footpath. 1 Micawber Close Boxley Chatham Kent ME5 9JZ  
*Do not wish to object defer to the views of the Landscape Officer.*

18/506630/FULL. Amended Plans. Demolition of existing dwelling and outbuildings and erection of 2 no. detached dwellings (revision to 18/500319/FULL) amended plans at Hawthorne Cottage, Dunn Street, Bredhurst ME7.

*The parish council reiterates its previous response.*

19/501011/TPOA. TPO Application to reduce branch canopy of one English Oak overhanging driveway by up to 3m to growth points at The Maidstone Studios, Vinters Business Park, New Cut Road, Maidstone. The Clerk was asked to obtain more information on this application and the decision to be taken out of meeting. **Action: Clerk.**

19/501079/TPOA. TPO Application – Silver Birch (T1). Fell due to excessive basal decay. Replace with 1 x Rowan. Silver Birch (T2) – fell. Specimen is lifting footpath and causing shading due to close proximity to buildings. Silver Birch (T3) – Fell. Hornbeam(T4) reduce height to 8m and radial spread to 3m at Forestdale Road, Walderslade.

*Do not wish to object defer to the views of the landscape office.*

19/501025/FULL. Erection of one detached 3 bedroom house with garage and parking at Goldstone Walk, Walderslade.

The Clerk was asked to obtain more information regarding land ownership on this application and the decision to be taken out of meeting. **Action: Clerk.**

19/500760/FULL Demolition of existing extension to Unit 29 and erection of 2 No. B2/B8 general industrial/warehouse units at Land adjacent to Unit 29 Lordswood Industrial Estates, Revenge Road, Chatham.

*The Parish Council has no material planning reason to object, however there is concern about the increase in vehicular movements. A Section 106 agreement is requested to improve the junction at Lordswood Lane and Gleamingwood Drive.*

19/501078/FULL. Erection of two storey rear extension, conversion of loft into habitable space with the insertion of dormers and internal alterations at Walelsden, Chatham Road, Sandling Maidstone. Deadline 2 April 2019. Deferred to 1 April Meeting as plans not available to consider. **Action: office.**

19/500858/TPOA. TPO Application to trim overhanging branches back to boundary at 13 MacGrory Drive, Maidstone ME14 5NZ. Deadline 2 April 2019.

Deferred to 1 April Meeting as plans not available to consider. **Action: office.**

18/506656/FULL. Erection of a new two storey primary school and special educational needs secondary school with vehicular and pedestrian access via Kent Medical Campus together with associated car parking and drop off area, pedestrian access, drainage, areas for formal and informal outdoor play and landscaping works at Popesfield, Bearsted Road, Weavinging.

Lengthy discussion took place on:

- The knock on effect of vehicular movements due to the relocation of the entrance onto the KMC site. Members identified that there was a need to ensure that a condition is imposed that no pedestrian entrance can be installed, due to safety issues, on Bearsted Road.
- Sustainability of the site.
- Child safety.
- Parking and drop off/pick up zone provision in the school site.
- Impact on the catchment area of existing schools.
- Noise and air pollution at Gidds Pond Cottages due to build outs. Air pollution at the school.
- Drop off/pick up turnover times are unrealistic.
- Traffic congestion caused by build outs outside Gidds Pond Cottages.
- Light pollution from playing field and impact on neighbours and bats.
- Sewage pipe going across Weavinging Heath. Potential flood issues being caused on the school site due to drainage from Weavinging Heath, caused by the installation of the sewer pipe. Cllr Bob Hinder requested that the sewer pipes, due to potential damage to Weavinging heath be 'moled' into position.
- Whether there were petrol interceptors positioned around the car park area.

The meeting was adjourned at 7.55 pm to allow members of the public to address members and reconvened at 8.23 pm.

After discussion members agreed that they *Wished to see the application refused and reported to the Planning Committee*. The Clerk was asked to liaise with Cllr Wendy Hinder and Cllr Brindle regarding the response, a draft of which is to be circulated to committee members for approval and then ratified at the next meeting. **Action: Cllrs Wendy Hinder, Cllr Brindle and the Clerk.**

19/501147/FULL Creation of first floor side extension above existing garage and conservatory. Insertion of front Velux rooflight and first floor rear Juliet balcony. Internal alterations at 18 Tollgate Way, Sandling, Maidstone, ME14 3DF. Deadline: 3 April 2019. Deferred to 1 April meeting. **Action: office.**

19/501077/FULL Proposed single storey rear extension, reduced levels for proposed patio and steps to rear garden at 7 Longwood, Walderslade, Chatham, Kent, ME5 9JG. Deadline: 3 April 2019. Deferred to 1 April meeting. **Action: office**

19/500848/ Amendment to plots 73 – 77 previously approved under 17/500388/FULL for the construction of 7 dwellings (resulting in two additional dwellings). At Land to the west of New Cut Road, Maidstone Kent ME14 5NZ. Deadline 5 April 2019. Deferred to 1 April meeting. **Action: office**

19/500765/OUT Outline Application for proposed development (with all matters reserved except access) for the erection of up to 450 market and affordable dwellings, nursery and supporting retail space up to 150sqm, with provision of access; estate roads; cycle and pedestrian routes; off-site highway improvements; residential and community open space and landscaping. Gibraltar Farm Ham Lane Hempsted Gillingham ME7 3JJ. **Ratified** the additional response to the planning application, after consulting with the Chair and Vice Chair.

*In addition to previously submitted objections Boxley Parish Council would like to reiterate the detrimental impact this development will have on the already overloaded local rural road network.*

*The applicant is proposing to create more passing places along Westfield Sole Road. This will only serve to increase the traffic flow along this road and onto the A2045 a feeder road for junction 3 of the M2 which has been identified as overcapacity by Highways England.*

*There is no further proposed improvement for the majority of the road especially from Bredhurst industrial estate to the southern end of Westfield Sole Road. Boxley Parish Council would like to point out that Lorries and HGV's also use this road to access the industrial site and the fencing contractors at the Walderslade Woods road end. This road is also constantly used as a rat run by HGV's which causes traffic to back up with no passing places. The whole network of these rural roads and lanes become completely congested and are at a standstill for many miles when there are issues on the M2 motorway.*

*The proposed new access onto Lidsing Road will increase unacceptable levels of traffic onto a country road which still has a national speed limit of 60mph.*

*It should also be noted that that the proposed traffic route from this development through narrow country roads and lanes have no street lights or footpaths which would make it extremely hazardous for cyclists and pedestrians. We estimate the increased traffic from this proposed development would increase traffic movements of between 900 -1200 cars a day through the villages of Bredhurst and Boxley which are heavily congested at peak times with traffic using these routes as rat runs.*

6. **Planning Decisions, Appeals and Appeals Decisions**  
18/506264/FULL. Retrospective application for retention of a car parking area at Unit 33 Adjacent Lordswood Industrial Estates, Gleamingwood Drive, Lordswood. **Refused.**
- 18/506178/FULL. Two storey side and front extension combined with a first floor side extension above and existing ground floor extension (Resubmission of 17/506384/FULL and 18/503229/FULL) at The Covert Boxley Chatham Kent ME5 9JJ. **Refused.**
7. **Highways and Byways**
- 7.1 Snow and tree replacement. THE Clerk's update on action being planned by KCC was **received** and **noted**. Cllr Huntingford notified members that work was being planned for the Boxley Road cul de sac area closest to Walderslade Village. Members were informed that KCC had ownership of the land between Walderslade Woods Road and the M2. **Noted.**
- 7.2 Litter Lordswood, Walderslade and countryside areas. Borough Cllrs Bob and Wendy Hinder have arranged a meeting with MBC officers about the litter problem in the North Ward. Members were asked to report any areas of concern. **Action: Councillors.**
- 7.3 KCC Soft Landscaping Tree Maintenance. The notification of work programmed in the parish was **received** and **noted**.
8. **Policy and Procedures**  
The Clerk has reviewed the Sale of public land, a checklist for councillors to use when viewing a piece of land that KCC is considering selling, and considers it still fit for purpose. **Noted.**
9. **Members and Officer's Reports**  
Community Infrastructure Levy (CIL) Training update. The Clerk's report was **received** and **noted**.
10. **Volunteer Groups**  
Cllr Ivor Davies reported that Walderslade Woodlands Group held a meeting on 5 March. The Old Chalk New Downs project has agreed to fund some investigations on the flat areas in the woodlands.  
Cllr Bob Hinder notified members that the Friends of Boxley Warren have now folded and a decision was taken to donate the funds that it still held, from individual donations, towards the work of The Friends of Weaving Heath and Woodlands. Cllr Bob Hinder will make arrangements to pass the funds to the parish council and the Clerk was asked to earmark them and draw up guidance on how the money can be accessed and spent by TFoWH&W. **Action: Cllr Bob Hinder and the Clerk.**  
Cllr Constable notified members that he will also be sending on a donation to go to TFoWH&W and asked that this be added to the earmarked reserves. **Action: Cllr Constable and the Clerk.**
11. **Matters for Information**
- 11.1 Planning application reminder. **Noted.**
- 11.2 National Grid have notified parish council that it will be working within the immediate area in 2019 and will inform the parish council if work is planned in the parish. **Noted.**
- 11.3 Wildflower Pollinator Project. Cllr Bob Hinder reported that work had been undertaken on the verge at Grovewood Drive North. **Noted.**
- 11.4 MBC Local Plan Review. MBC has released a 'call for sites'. Various councillors attended the meeting. Concerns were raised about possible sites being submitted and the procedure for MBC handling these was explained. **Noted.**

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

- 11.5 A245 Bearsted Road Members briefing – Tuesday 9<sup>th</sup> April 2019, 11am at The Hilton Hotel, Maidstone. **Noted.**

12. **Items for Next Agenda**

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

**Noted.**

Cllr Bob Hinder requested the return, due to the Gibraltar Farm planning application, of traffic along Westfield Sole Rd/Yelsted Lane/ Harp Farm Rd. **Action: office.**

13. **Next Meeting**

Next full Environment Committee meeting 8 April 2019 at Beechen Hall commencing at 7:30pm. **Noted.**

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

Air pollution from burning of material. Borough Cllr Bob Hinder was asked to take this up with MBC as no action appears to be being taken against the landowner.

Meeting closed 9.37 pm.

Signed as a correct record of the proceedings.

Chairman ..... Date .....