

Minutes of the Environment Committee on Monday 27 January 2020 at Beechen Hall, Wildfell Close, Walderslade commencing at 7.30 pm.

Present: Ms L Clarke, Mr I Davies, Mr J Constable J Willmott, Mrs A Brindle and Mr D Hollands together with Mrs D Baylis, Clerk.

1. **Apologies and absences**
Cllrs Bob Hinder, Wendy Hinder and Pat Huntingford
2. **Declaration of Interests, Dispensations, Predetermination or Lobbying**
Cllr J Willmott stated that he would take no part in any discussion or decision on Planning application 19/505949
3. **Minutes of the Meeting 13 January 2020**
The minutes were agreed and signed as a correct record.
4. **Matters Arising from the Minutes**
 - 4.1 Minute 3330/4.1 Junction 3 M2. 10 MPs request for action on local infrastructure. Cllr B Hinder reported that the JTB meeting had been cancelled due to lack of business.
 - 4.2 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 or ratification**

19/505816/SUB Lordswood Urban Extension, Gleamingwood Drive

Submission of details pursuant to condition 5 (materials), condition 7 (Woodland Management Plan), condition 8 (Proposed Boundary Treatment), condition 10 (Ecology), condition 11 (Construction Environmental Management Plan: Biodiversity) and condition 17 (bird boxes) in relation to planning application 15/503359/OUT (approx. 89 dwellings) plus open space, biomass plant and access road (plus emergency access).

Boxley Parish Council proposed response:

Condition 7 – Woodland Management Plan

This is still totally unacceptable. The applicant gives much weight to a woodland management plan whose implementation will 'do much to mitigate against the potential for negative effects to arise from the inevitable increase in recreational pressure arising from the proposed development'. This makes the funding of the woodland management plan for the life of the development crucial (this is also a condition requested by the KCC ecological survey). Who is going to ensure that any plan is carried out and who is going to do the work, is also crucial. It is not enough to say that 'failure to adhere to the management plan would be a breach or condition and liable to enforcement measures'. As such Boxley Parish Council would like a proper 25 year management plan to be produced detailing funding and details of who is responsible for the implementation. Boxley Parish Council have such plans for areas of woodland it is responsible for.

Condition 10 – Ecological Design Strategy

There is still concern that the last surveys done were in 2018. There are no surveys in this report after 2018 and some are dated 2017.

Condition 11 – CEMP (Biodiversity)

Under Government guidelines a buffer zone should be a minimum of 15 metres. In this instance Boxley Parish Council feel that a larger buffer zone is appropriate given the number of protected species on the site. For an ancient or veteran tree the buffer zone should extend for 5 metres beyond the edge of the trees canopy if that area is larger than 15 times the tree's diameter. From the drawings many tree canopy's are over the access road and so this requirement would not be met.

If the officer is minded to approve the Parish Council request the application be referred to the Planning Committee for determination.

20/500019/FULL 10 Tollgate Way, Sandling, ME14 3DF

Erection of 2no additional dwelling and retention of existing dwelling, including erection of a single storey rear and single storey front extension.

Boxley Parish Council proposed response: Boxley Parish Council object for the following reasons:

1. Overdevelopment
The application would be overdevelopment of the site and not in keeping with the street scene.
2. Pollution.
The A229 already has frequent accidents leading to standing traffic which increases levels of pollution. There are many reports on the harmful effects of increased pollution from vehicles leading to health problems in nearby populations.
- 3 Sustainability:
The development does not meet the sustainability requirements of the NPPF. There are no local shops, schools, or GP surgeries which would make reliance on motor vehicles a necessity over more sustainable modes of transport for most journeys. There is a limited bus service that goes one way through Sandling but on the return journey the bus stop is located by the golf course on the other side of the A229 with an approximately 1.5 mile walk across the A229 footbridge and along the road to the development. This development does not meet the requirement of the NPPF, to locate new developments to give priority to pedestrian and cycle movements and to give access to high quality public transport facilities.
Sandling already has problems with **services provision** with poor broadband delivery and frequent power cuts and this development will put further strain on an already overstretched system.

If the officer is minded to approve the Parish Council request the application be referred to the Planning Committee for determination.

20/500101/FULL 4 Waterworks Cottages, Pilgrims Way, Boxley, ME14 3EB

Retrospective application for erection of a carport

Boxley Parish Council proposed response: Boxley Parish Council have no objection not this application.

20/500027/FULL Unit 29 & 30 Lordswood Industrial Estate, Revenge Road, ME5 8UD

Erection of a two storey side extension to unit 29 and incorporating unit 30 for B2/B8 general industrial/warehouse use and a 10no. bay cycle shelter. Demolition of existing side extension

Boxley Parish Council proposed response: Boxley Parish Council have no objection to this application.

20/500157/TPOA 12 Bracken Hill, Boxley, ME5 9QQ

TPO application to Pollard one Maple to 12ft: coppice three trees (unknown species) to 12ft

Boxley Parish Council proposed response: Boxley Parish Council defer to the views of the Landscape Officer

19/505949/FULL Land to back of Cherry Orchard Court Lodge Farm, The Street, Boxley

Revised details and additional information submitted.

Boxley Parish Council proposed response: Boxley Parish Council object to the siting of the muck heap as it is closer to the neighbouring property than in the planning permission granted. If it is only removed every 6 months it will encourage rats. The original permission was for monthly removal.

The carpet fibre surface of the sand school results in fibres being blown into the environment and the neighbouring property and this is not acceptable.

19/506442/LBC The Well House, Grove Green, Weaving, ME14 5PX

Listed building consent for the retention of rebuilt retaining walls with 7KN blockwork faced with natural stone recycled from the property land. Erection of feathered edged boundary fence. Repositioning of existing shed to rear of the land and installation of a dual zoned swim spa and hot tub in new detached building (partially completed)

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

13. **Items for Next Agenda**

Requests for items to be included on the agenda to be submitted no later than 27 January 2020.

Noted.

14. **Next Meeting**

Next Environment Committee meeting 3 February 2020 at Beechen Hall, Wildfell Close, Walderslade ME5 9RU commencing at 7.30pm.

Meeting closed 9.05 pm.

Signed as a correct record of the proceedings.

Chairman Date