

Minutes of the Environment Committee on Monday 14 December 2020 held by Teams due to the Covid-19 Pandemic, commencing at 7.30 pm.

Present: Cllr B Hinder – Chair, Mr I Davies, D Hollands, L Clarke, A Brindle, P Huntingford, C Sheppard, J Wilmott and V Davies together with Mrs D Baylis, Clerk and Mrs M Fooks, Assistant Clerk, Cllr P Dengate, Cllr M Beckwith, Cllr P Sullivan and 3 member of the public

1. **Apologies and absences**
W Salter – technical difficulties
2. **Declaration of Interests, Dispensations, Predetermination or Lobbying**
All members had been lobbied on Item 9.
Cllr Hinder declared that he was friends with the neighbours of 65 Franklin Drive but had not discussed the application with them or anyone else.
3. **Minutes of the Meeting held on 7 November 2020**
The minutes were agreed and would be signed when possible.
4. **Matters Arising from the Minutes**
None

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

The three members of the public present each made a 3 minute statement regarding the proposed developments under MBC's Local Plan Review in Sandling. They made the following points: No car free access to GP surgeries, shops or schools, all of which are oversubscribed. The proposed widening of Tyland Lane would be a direct incursion into the AONB. The development would cause an increase in localised flooding which is already a problem. There are overhead electrical supplies that would need to be buried. The proposed development would result in an extra 600 vehicle movements per day on roads not suitable for this volume of traffic.

5. **Planning Applications for Consideration – Decision**

20/505178/FULL Rose House Weaving Street Weaving ME14 5JR

Single storey rear extension.

Boxley Parish Council have no material planning reasons to object to this application

20/505132/TCA Yew Trees House The Street Boxley ME14 3DR

Conservation area Notification for 6 x Yew Trees (T1, T2, T3, T4, T5, T6) - Reduce by 30% as T1, T2 overhanging highway and T3, T4, T5, T6. Overhang driveway as shown on photos . 1 x Beach Tree (T7) - Reduce by 30% Overhanging boundary wall as shown in photos . 2 x Oak (T8, T9) - Reduce by 30% as shown on photos.

Boxley Parish Council defer to the views of the Tree Officer

Cllr Clarke said that trees had already been removed at this location and the Clerk was asked to find out if this application was retrospective.

20/505525/FULL 9 Blacksmith Drive, Weaving, ME14 5SZ

Proposed two storey rear extension.

Boxley Parish Council have no material planning reasons to object to this application

20/505047/FULL 65 Franklin Drive, ME14 5SY

Erection of a single storey rear extension.

Boxley Parish Council have no material planning reasons to object to this application

20/505656/LAWPRO Land At Willow Farm Boarley Lane Sandling Kent ME14 3BU

Lawful Development Certificate for creation of private road and access onto Boarley Lane.

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

1. The applicant already has an access road to this land from Boarley Lane (clearly shown in the site location plan). It is overgrown from lack of use but still more than adequate for the purposes required. Another access road is not necessary.
2. The applicant also has access to the upper parts of the land from the farmyard which exits onto Tyland Lane.
3. The applicant has already started work and cleared a vast amount of land, including established trees, ancient trees and hedgerows that provided vital habitat for wildlife. The entire frontage to the road is now a desolate sea of mud.
4. A stream (not a culvert as stated) that crosses this land was filled in and is supposed to have been dug out again. A site survey is needed to assess the potential damage caused to the water flow and what effect building a road would have on the stream. Residents report that the stream contains newts. Any blockage to the water flow could cause flooding in neighbouring properties and the road.
5. The frontage to the road is a wide KCC verge. The applicant has not provided evidence that the use of 3rd party land has been agreed.
6. Due to the destruction of all vegetation on a large part of this land, Boxley Parish Council question its use for livestock grazing. Sheep have been put into one field very recently and up until then the land has not been used for grazing for a long time.
7. The land has been submitted under MBC's Local Plan Review, call for sites and this is probably the actual reason the construction of an additional road has been requested in this location.
8. Roman artifacts were found in the adjacent Rochester Meadows. A full archaeological survey should be carried out on this land to ensure that no historic artifacts exist on this land given its proximity to the original find.
9. Boarley lane is very narrow and therefore unsuitable for large agricultural vehicles and this site has insufficient vision splay for safe access and egress from this proposed 3rd access point.

Boxley Parish Council feel that this application should be a full application and not a LAWPRO. The application should be refused as the applicant already has 2 access routes onto the land, both of which are sufficient for the stated use of livestock management. A full ecological survey needs to be carried out together with a full archaeological survey and an assessment of the damage to the stream and associated flood risk.

If the Case Officer is minded to approve Boxley Parish Council would like the application to go to the MBC's Planning Committee for determination.

6. **Ratifications**

None on this Agenda.

7. **Planning Decisions, Appeals and Appeals Decisions**

Noted

8. **Highways and Byways**

8.1 **Highways Improvement Plan**

No update

8.2 **Boarley Lane**

Covered under planning application 20/505656/LAWPRO

8.3 **Junction 3 of the M2**

The next JTB meeting will be in January. Cllr Hinder is hoping for an update on the proposed changes following the consultation.

8.6 **To consider any issues raised at the meeting**

none

9. **Maidstone Local Plan Review**

9.1 Ref 196 – Willow Farm, Sandling – 45 houses

9.2 Ref 216 – Rochester Meadows, Sandling – 20-25 houses

As these plots are adjoining it was agreed to treat them as one. Following a vote members agreed unanimously to support the residents in opposing the proposed development.

9.3 Lidsing – creation of a new garden community of 2,000 houses

Members had already voted at the PC meeting on the 7th December to oppose this development and join with Bredhurst Parish Council to form an opposition Working Party.

9.4 Ref 330 – Seeburg, Lidsing – 9 houses

This proposal was to replace the existing property with 9 new ones. It was decided that there were no planning reasons to object. The Clerk was asked to clarify if this proposal had been withdrawn or put together with 9.3.

It was agreed that Cllr Hinder and the Clerk would draft responses to the above proposals and circulate them to members for comment.

10. **Policy and Procedures – Review**

None on this agenda.

11. **Members and Officers Reports**

None

12. **Residents' Concerns**

Covered under 9.1

13. **Consultations**

All current consultations had been circulated to members.

14. **Volunteer Groups**

15. **Items for Next Agenda**

Requests for items to be included on the next Agenda.

16. **Next Meeting**

Next Environment Committee meeting 11 January 2021 starting at 7.30pm.

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

The creation of an Infrastructure Spend Plan was deferred until January.

Meeting closed 8.40 pm.

Signed as a correct record of the proceedings.

Chairman Date