

Minutes of the Environment Committee on Monday 8 March 2021 held by Teams due to the Covid-19 Pandemic, commencing at 7.30 pm.

Present: Cllr B Hinder – Chair, Mr I Davies, D Hollands, V Davies, L Clarke, P Huntingford, C Sheppard, W Salter, A Brindle, and J Wilmott together with three members of the public and Mrs D Baylis, Clerk and 4 members of the public.

1 Apologies and absences

None

2. Declaration of Interests, Dispensations, Predetermination or Lobbying

Cllr A Brindle – member of MBC's planning committee

3. Minutes of the Meeting held on 1 March 2021

The minutes were agreed and would be signed when possible.

4. Matters Arising from the Minutes

It was proposed by I Davies, seconded by P Huntingford and all agreed that in future only the heading and outcome for planning applications would be put on Agendas. Further information would be added for refused applications.

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

3 members of the public were in attendance and wished to speak on planning application 21/500267/FULL and item 8.6 Exton Gardens.

The applicant of planning application 21/500267/FULL 36 Sheppards Gate Drive had submitted comments regarding his application to members. He was disappointed that the Committee had objected to his application and had not realised that he could have attended the meeting at which his application was considered to put his points across. Cllr Hinder said that the decision had been made democratically and could not be rescinded. He informed the applicant that he would have an opportunity to put his points across if the application was taken to Maidstone Borough Council's Planning Committee.

5. Planning Applications for Consideration – Decision

20/500047/RVAR Newnham Court Shopping Village, Bearsted Road, Weaving, Maidstone, Kent ME14 5LH

Request for approval of details pursuant to conditions 6 (highway design & construction), 8 - in part (contamination) and 10 (drainage) of planning permission MA/20/500047

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

21/500860/SUB Lordswood Industrial Estate, Unit 29 Revenge Road Boxley ME5 8UD

Submission of details pursuant to conditions 3 (details of materials), 6 (contamination/remediation), and 7 (details of any plant or ducting system), of application 20/500027/FULL.

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

21/500861/NMAMD Lordswood Industrial Estate, Unit 29 Revenge Road Boxley ME5 8UD

Non-material amendment to planning permission 20/500027/FULL - plans showing: (i) re-located 10-bay cycle shelter; (ii) provision of 3 first floor windows on western side elevation; (iii) amended siting of entrance door and windows to northern front elevation; (iv) provision of rooflight above 'demo' section.

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

21/500892/SUB Downs View Farm Pilgrims Way Boxley ME14 3EB

Submission of details pursuant to condition 2 (details of a sustainable surface water drainage scheme), condition 3 (samples of materials (which shall include those to be used for parking, turning and pedestrian walkways) to be used in the construction of all external surfaces of the development), condition 4 (landscaping scheme) and condition 18 (details of boundary treatments) in relation to planning permission 19/503943/FULL. Applicant: Desmond & Vince Woodcock Contact Address: C/O Mark Selden MSD

Architects 1 Mount Pleasant Paddock Wood Tonbridge TN12 6AH

Boxley Parish Council would like to request that Kent Peg tiles are used for the roof. The proposed concrete weather boarding is not in keeping with the area.

21/501064/FULL 9 Blacksmith Drive Weaving Maidstone Kent ME14 5SZ

Erection of a two storey rear extension to existing dwelling (Resubmission to 20/505525/FULL).

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

21/501039/TPOA 1 Gean Close, Boxley, ME5 9DB

Tree Preservation Order application: Whitebeam (T1, T2) – reduce height from 10-6m. Reduce radial spread to 2.5m. Thin canopy by 15%, focusing on dead wood and conflicting branches.

Boxley Parish Council defer to the views of the Tree Officer.

21/501041/TPOA 3 Gean Close, Boxley, ME5 9DB

TPO application – Gean (T1) -reduce height from 16m to 10m. Reduce radial spread from 7m (at widest point) to 3.5m to alleviate buildings encroachment. Gean (T2) reduce radial spread from 8m to 3m due to poor form and buildings encroachment.

Boxley Parish Council defer to the views of the Tree Officer.

21/501041/TPOA 5 Gean Close, Boxley, ME5 9DB

TPO Application to reduce height of one Gean from 16m to 10m due to excessive shading and adverse lean towards buildings.

Boxley Parish Council defer to the views of the Tree Officer.

6. Ratifications

The planning response made by the Clerk after consulting with the Chairman was ratified. This application for 800 houses at East Hill has now been refused by Medway Council. Medway Council own a ransom strip off the North Dane Way and will not sell to allow access.

7. Planning Decisions, Appeals and Appeals Decisions

Noted

8. Highways and Byways

8.1 Highways Improvement Plan

1. Installation of bollards on the verge of Beechmore Drive
The plan from KCC Highways was approved. Members agreed that the Parish Council could contribute to the cost of installation but not to the maintenance.
2. Noted
3. The Clerk was asked to arrange a site visit with the KCC Highways Officer to discuss the road markings and other issues in the Grovewood Drive South and New Cut Road Area including parking and lighting. Cllrs D Hollands, C Sheppard and B Hinder would also attend.
4. Cllrs J Wilmott, M Beckwith and L Clarke had attended a site meeting with the Clerk and the KCC Highways Officer to discuss slowing down traffic through Boxley Village. Flashing speed signs and build outs were discussed. The issue of pedestrians being hit whilst walking on the

pavement was also discussed. The KCC Highways Officer will look at all the options and produce a plan.

8.2 **Boarley Lane**

Cllr A Brindle reported that she had been sent a lot of information from a concerned resident regarding the clearing of this site. There was a lot of concern among residents that no action has been taken and that no one was taking responsibility for action against the law breaking activity that had taken place. The Landowner had removed 20-30 trees and established hedgerow some of which were on highways land. MP Helen Whately had been asked for help. Neither KCC nor the Environment Agency were taking any action which residents found frustrating. Residents have offered to replant the hedges and trees on the KCC Highways owned land. Cllr Brindle would contact Paul Carter to see if he could help residents.

8.3 **Junction 3 of the M2**

No further update.

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

None

8.5 **Unauthorised work by Dale Court**

It was proposed by Cllr Hinder, Seconded by Cllr L Clarke and agreed with h2 abstentions that BPC accept the quotation for £1,450 for the installation of the motorbike inhibitor and fencing subject to receipt of written permission from Henry Clarke of KCC to confirm the verbal permission already received.

8.6 **PROW Exton Gardens**

2 Members of the public had attended to discuss this matter. A 'no public access sign' has been installed on the driveway that forms part of the access path to Weavering Heath. This access has been used for over 27 years and long before the houses were constructed. The sign had been installed by residents of the houses in Exton Gardens that share the driveway due to concerns over the increased use of the path and people parking vehicles on the driveway whilst they access the heath. The Clerk was asked to work with Cllr W Salter to establish the ownership of the PROW and what access rights were granted when the houses were built. The PROW Officer at MBC would also be contacted.

9. **Policy and Procedures – Review**

9.1 Parking Policy

9.2 Planning Information Leaflet for Residents Leaflet

9.3 Street Maintenance Policy

It was agreed to adopt all of the above policies with minor amendments to be made.

10. **Members and Officers Reports**

Cllr B Hinder reported that he had received some very positive comments regarding the Parish Council from a Lordswood resident but she was concerned about litter in the woods and had requested additional litter bins around Lordswood. Cllr Hinder had explained that it was not the cost of the bins but the cost of getting them emptied that was problematical. This matter would be put on the next Environment Agenda and a report produced.

Cllr V Davies reported that he had been contacted by a resident in Teasel Close regarding a request to install a 'no parking' sign.

12. **Residents' Concerns**

Speeding on Lidsing Road

It was agreed to put a speed reduction to 40MPH on the Highways Improvement Plan.

Verge on the Corner of Travertine and Boxley Road

This has been a problem for some time. Several options were discussed. Bollards could not be used due to services running underground at this point. The Clerk was asked to look into planters and other possible deterrents such as half hoops in concrete blocks.

Broken Fence around Beechen Hall and litter in Wildfell Close

This was to be put onto the next Estates Agenda.

12. **Consultations**

12.1 Response to NALC regarding the Government consultation on the Model Design Code.

Cllr Brindle would liaise with the Clerk to formulate a response and was attending a meeting at MBC. Members were asked to submit comments to the Clerk for inclusion in the response.

13. **Volunteer Groups**

No reports

14. **Items for Next Agenda**

Requests for items to be included on the next Agenda.

An area of woodland at Penenden Heath was up for auction. This woodland is mainly in the parish. The Clerk was asked to find out if any of the trees were TPO'd and see if the ownership could be established.

15. **Next Meeting**

Next Environment Committee meeting 6 April 2021 commencing after the Parish Council meeting starting at 7.30pm.

Cllr Slater left the meeting.

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

Cllr Hinder gave an update on East Lodge at New Cut. Another complaint had been made to Enforcement about unauthorised habitation of the garage. This is the third time this issue has been reported to Enforcement. When Cllr Hinder contacted Enforcement for an update he was told that the case had been closed as it was out of time. No action has been taken on any of the 3 complaints by Enforcement, each being listed as 'no action taken, case closed'. Cllr Hinder and all members agreed that this was totally unacceptable and Cllr Hinder would bring up the problems with Enforcement at the next full MBC Meeting and use this case as an example of bad practice. This conversion has been done with no planning permission and no building regulations.

Meeting closed 9.35 pm.

Signed as a correct record of the proceedings.

Chairman Date