

**Minutes of the Environment Committee Meeting held on Monday 7 March 2022 at Beechen Hall following on from the Parish Council Meeting.**

Present: Cllrs B Hinder – Chair, I Davies, Mrs P Huntingford, C Sheppard and M Beckwith, Mrs D Baylis, Parish Clerk and Cllr A Brindle

1. **Apologies and absences**  
Cllrs V Davies and J Willmott.
2. **Declaration of Interests, Dispensations, Predetermination or Lobbying**  
None.
3. **Minutes of the Meetings held on 24 January 2022**  
The minutes were **agreed** and were duly signed.
4. **Matters Arising from the Minutes**  
None.
- 4.1 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 had attended.

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

**22/500804/FULL 14 The Hedgerow, Weaving, ME14 5TG**  
Demolition of rear conservatory and erection of single storey rear extension with external alterations, including insertion of new side windows and doors.  
**Boxley Parish Council** have no material planning reasons to object to this application.

**22/500626/TPOA 14 Woodlands, Boxley, ME5 9JX**  
Tree Preservation Order application: Field maple to be felled.  
**Boxley Parish Council** defer to the views of the Tree officer.

**22/500699/FULL Edelweiss, Boxley Road, Walderslade, ME5 9JG**  
Erection of two storey side and rear extension incorporating dormers and light lanterns (resubmission: 21/503803/FULL and 21/505182/FULL).  
**Boxley Parish Council** have no material planning reasons to object to this application.

**The Clerk** was asked to write to MBC Planning to ask that changes are highlighted in subsequent applications.

**22/500574/NMAMD 28 Violet Close, Boxley, ME5 9ND**  
Non-Material Amendment - Removal of the proposed 2m x 3m projection to one side of the extension. Now the extension will not be L shape as we would like to finish the extension flat all the way across coming out approximately 2.3m from the rear line of the house. All other dimensions, ridge height, roof line and external appearance and finish will stay the same as the original application subject to 21/502854/FULL.  
**Boxley Parish Council** have no material planning reasons to object to this application.
6. **Ratifications**

**22/500548/TPOA 30 Whatman Drive, ME14 5FZ**  
Tree Preservation Order application: T1 Maple – to fell – full removal and stump grind  
**Boxley Parish Council** object to this application. It was agreed in the planning approval granted that all trees would remain and they should not be removed unless diseased. Approval would set a dangerous precedent and would lead to the loss of more trees. If the

Tree Officer were to recommend approval Boxley Parish Council would like this application determined by the Planning Committee.

**22/500495/FULL Hollymead, 38 Franklin Drive, ME14 5SY**

Conversion of garage into habitable space, with external alterations and erection of first floor side extension.

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

**22/500471/FULL The nursery restaurant, Dunn Street, Bredhurst, ME7 3ND**

Section 73 - application for minor material amendment to condition 11 (to allow plots 1 and 2 to be re-sited 5m forward and relocation of garages from main driveway to boundary side) pursuant to 17/502100/FULL for – demolition of existing wedding venue, office and other commercial buildings and erection of 4 no detached dwellings with associated parking, access, infrastructure and landscaping works.

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

**21/506825/LBC and 21/506824/FULL 1 Abbey Gate Cottages, Boarley Lane, Sandling, ME14 3BT**

Demolition of rear garden wall and erection of a replacement wall with new timber gate. Replacement of a window with new double doors and installation of a picket fence, timber pergola, trellis and arched entrance gate to the front. Replacement of existing staircase. (part retrospective)

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

**22/500425/FULL Marnhull, Chatham Road, Sandling, ME14 3AY**

Insertion of drop curb to provide additional vehicle access for creation of front parking area.

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

**22/500419/FULL 5 Gean Close, Boxley, ME5 9DB**

Erection of a single storey rear extension with internal alterations and part conversion of garage into pool house.

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

**22/500146/FULL Land North of Timbers, Boarley Lane, Sandling, ME14 3DE**

Part change of use of land to residential and equestrian use and erection of a residential dwelling with associated parking.

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

1. It contravenes the following areas of the agreed Local Plan:
  - SP 17 4.95 this development does not conserve the intrinsic character and beauty of the rural landscape and there are no mitigating factors.
  - SP17 4.98/4.99 This development would get rid of a countryside occupation, namely the running of an equestrian facility.
  - SP17 4.102 It is important that Sandling retains its identity as a rural settlement without excessive development. Building on a greenfield site will set a precedent for further developments.
  - SP17 4.105/4.106 This development is outside the AONB but is within the setting of the AONB. Any such development would have a negative visual impact. There has been no Landscape of Visual Support assessment provided by the developer. There has been no documentation provided that shows the developer has approached the Kent Downs AONB unit for design guidance applicable to the setting of the AONB.
  - SP17 4.110 MBC has a statutory duty under the Countryside and Rights of Way Act 2000 and National Policy (NPPF and NPPG) to conserve the landscape and setting of the AONB and any developments that might impact on it.
2. This site is not on the current local plan as a site for development.

3. There is no mention of public footpath K19 in any of the plans for this development and in some of the drawings the patio area is directly up against the fence of the neighbouring property and therefore directly on the footpath. This footpath is the access route to a Southern Water pumping station and widely used by walkers and residents.
4. The applicant has not listed a proper address. The address listed on the application does not exist and mail is being sent to a neighbouring property.
5. The site has existing issues with flooding and subsidence and no proper flood assessment has been carried out.
6. There is no travel plan for construction traffic on the very narrow access roads.
7. No architectural survey has been carried out. Given the site's proximity to the listed Mill House and St Andrews Abbey this is a necessity.
8. The site is adjacent to a stream, ponds and a water meadow and the ecological survey needs to take these into account as the development of this greenfield site will have a direct negative impact on these areas.
9. The development will cause a loss of privacy for neighbouring properties with skylights, and terraces directly overlooking.
10. The applicant makes a statement of need for this development because of recent thefts and attempted thefts of property/plant from the site. As the land is currently rented for equestrian use in its entirety, Boxley Parish Council would like to see evidence of these thefts and what property and plant they currently store on the site and where. If the case officer is minded to approval then Boxley Parish Council would like it referred to the Planning Committee of Maidstone Borough Council.

7. **Items for Next Agenda**

The Clerk was asked to see if there was a list of Listed Buildings for the Parish.

8. **Next Meeting**

Next Environment Committee meeting 14 March 2022 commencing at 7.30pm.

Meeting closed 9.58 pm.

Signed as a correct record of the proceedings.

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