

Minutes of the Boxley Parish Council Environment Committee Meeting held at Beechen Hall, Wildfell Close, Walderslade on 5 December 2022, commencing at 20.30

Councillors Present: B Hinder – Chairman, A Asseter, C Sheppard, P McClean, P Huntingford, I Davies, J Willmott and M Beckwith along with the Clerk, Mrs D Baylis

1. **Apologies and absences**
D Hollands – apology accepted.
2. **Declaration of Interests, Dispensations, Predetermination or Lobbying**
Cllr Asseter – Land North of Timbers.
3. **Minutes of the Meeting held on 14 November 2022**
Accepted.
4. **Matters Arising from the Minutes**

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

No members of the public present.

5. **Ratifications**
The planning responses made out of meeting were ratified.
6. **Planning Applications for Consideration – DECISION**

22/505064/FULL Land North of Timbers, Boarley Lane, Sandling, ME14 3DE

Demolition of existing stable building and change of use of existing barn to a residential dwelling, including erection of a single storey side extension, with associated shed/cycle store and parking.

Boxley Parish Council object to this application because it contravenes the following areas of the agreed Local Plan:

1. SP 17 4.95 this development does not conserve the intrinsic character and beauty of the rural landscape and there are no mitigating factors.
2. SP17 4.98/4.99 This development would get rid of a countryside occupation, namely the running of an equestrian facility.
3. SP17 4.102 It is important that Sandling retains its identity as a rural settlement without excessive development. Building on this site will set a precedent for further developments.
4. 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.
5. This site is not on the current local plan as a site for development.
6. The site has existing issues with flooding and subsidence and no proper flood assessment has been carried out.
7. There is no travel plan for construction traffic on the very narrow access roads.
8. No architectural survey has been carried out. Given the sites proximity to the listed Mill House and St Andrews Abbey this is a necessity. KCC Archaeology

responded to the applicants previous application stating that the proposed development lies in an area of multi period activity and requested archaeological assessments as pre-commencement conditions. There is no mention of this in the Design and Access Report.

9. 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 site will have a direct negative impact on these areas.

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 have liked to have seen evidence and police reports of these thefts and also what property and plant they currently store on the site and where. The claim that this development is needed for security to stop theft is brought into question as the proposal would ,with the removal of the barn buildings and stables, remove both the capacity and need for storage.

If the case officer is minded to approval then Boxley Parish Council would like it referred to the Planning Committee of Maidstone Borough Council.

22/505233/FULL 4 Woodlands, ME5 9JX

Erection of two storey side extension, infill rear extension, changes to fenestration and front porch.

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

22/505349/FULL 31 Timber Tops, ME5 8XQ

Erection of single storey side and rear extensions.

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

7. **Appeals**

8. **Items for Next Agenda – DECISION**

9. **Next Meeting**

Next full Environment Committee meeting 12 December 2022 commencing at 7:30pm.

Meeting closed at 20:20

Signed as a correct record of the proceedings.

Chairman Date