**Minutes of the Boxley Parish Council Environment Committee Meeting held at Beechen Hall, Wildfell Close, Walderslade on 9 December 2024, commencing at 7.30pm.**

**Present**: Cllrs B Hinder – Chairman, I Davies, H Bryant, C Sheppard, J Akehurst, A Adams, A Brindle and P Mclean along with Mrs D Baylis (Parish Clerk) and Cllr V Jones BEM

1. **Apologies and absences**

Cllr M Beckwith

2 **Declaration of Interests, Dispensations, Predetermination or Lobbying**

Cllr Cox raised the issue of lobbying if Cllrs reply to all when responding to out of meeting responses. In future Councillors will send responses to the Clerk only. The Clerk will compose the draft responses and circulate to members with the total number of replies received.

1. **Minutes of the Meeting held on 11 November 2024**

Agreed.

1. **Matters Arising from the Minutes**

Minute 3898 Item 8.6 Cllr Brindle asked the Clerk to get an update on the Stem school parking situation from Borough Councillor Ron Burke as he had had meetings with the police and other bodies.

Cllr Brindle asked the Clerk to purchase a copy of the MBC Local Plan.

Cllr Jones asked that the appointment of Alan Adams to the Environment Committee be ratified at the next full council meeting as his appointment should have been made at a full Parish Council meeting as an Agenda item.

**Public Session at the discretion of the Chairman. Parishioners may address the meeting with regard to any item on the Agenda (time limited to 3 minutes per person). Items not on the Agenda must be submitted to the Clerk in advance of the meeting. Non-parishioners are only able to address the meeting at the invitation of the Chairman.**

No members of the public were present.

1. **Planning Applications for Consideration – DECISION**

**24/504815/FULL Rose Cottage, Weavering, ME14 5LD**

Section 73 – Application for Minor Material Amendment to approved plans condition 2 (to allow changes to fenestration and position of the shed) pursuant to 21/506322/FULL for erection of single storey rear extension to bungalow, construction of detached single garage and erection of shed in back garden.

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

**24/504885/TPOA 5 Violet Close, Boxley, ME5 9ND**

Tree Preservation Order Application: Common Hazel – reduce by 50% to 4m high and 4m spread.

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

**24/504915/TPOA 27 Marlow Copse, Boxley, ME5 9DR**

TPO application to remove one Ash tree (T1) to low stump.

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

**24/504991/ENVSCR Harp Farm Harp Farm Road Boxley Kent ME14 3ED**

EIA Screening Opinion: Construction of a 21 Megawatt Peak (MWp) solar park and associated infrastructure.

**Boxley Parish Council** are generally in favour of this development however if MBC are minded to approval we would like a planning condition added to prevent any construction traffic going through the villages of Boxley and Bredhurst. Boxley Parish Council would also like the developer to look at a route for construction traffic that uses Junction 3 of the M2 as this would be a better route than those proposed.

**24/504983/TPOA 30 The Hedgerow Weavering Kent ME14 5TG**

TPO application to coppice fifteen trees as shown on drawing received 28.11.24: Trees marked 1 to 5 - Hazel; Trees marked 6 to 15 - Sweet Chestnut.

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

**24/504923/PCB Junction Forge Lane/The Street, Boxley ,Kent**

PCB – Removal

It was proposed by Cllr Brindle, seconded by Cllr M Cox and agreed with 2 votes against to submit the following response:

**Boxley Parish Council** do not object to the removal of the telephone but would like the opportunity to explore alternative uses for the phone box.

**24/504915/TPOA 27 Marlow Copse, Boxley, ME5 9DR**

TPO application to remove one Ash tree (T1) to low stump

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

**24/505036/TPOA Beechen Hall, Wildfell Close, Walderslade, ME5 9RU**

Tree Preservation Order Application: (1 of 1969) G1 coppice 12 Chestnut stems outside Parish Office, the stool is also open in the middle with water pooling. T14 Crown raise East crown of T14 Sweet Chestnut to 7m to clear CCTV sight line to site entrance.

**Boxley Parish Council** would like to see this application approved.

**24/504982/FULL Cobtree Young Farmers Club, Kent Life, Lock Lane, Sandling, ME14 3AU**

Erection of extension to existing barn

**Boxley Parish Council** support this application and would like to see it approved.

**24/504729/FULL Adarth, Tyland Lane, Sandling, ME14 3BL**

Demolition of existing conservatory and erection of a single story rear extension.

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

1. **Ratifications**

It was proposed by Cllr Sheppard, seconded by Cllr Mclean and agreed with Cllr Cox voting against the motion, to ratify the planning responses made out of meeting.

1. **Planning Decisions, Appeals and Appeals Decisions**

Report noted.

1. **Highways and Byways – DECISION**
	1. **Highways Improvement Plan.**

No update.

* 1. **Junction 3 of the M2/Bluebell Hill**

No update for this Agenda.

* 1. **A249 Bearsted Road Major Infrastructure Project**.

No update for this Agenda.

* 1. **Boxley Village**

No update for this Agenda.

* 1. **Lower Thames Crossing update**

Report noted. Cllr Sheppard reported that a recent government declaration said that no notice would be taken of local authorities if the planning development was deemed to be in the National interest.

* 1. **Any Highways issues raised at the meeting**

Cllr Mclean reported that there were major gas works for the next 12 weeks in Weavering Street that would close the road.

1. **Lidsing**

No update for this agenda.

1. **ANPR Cameras**

The Clerk was asked to reply that the Parish Council would not get involved at the present time as there were no suitable places to locate the cameras.

1. **Solar Farm – Harp Farm Road**

Covered under item 5.

1. **Boxley and Boxley Abbey Conservation Areas.**

It was not felt that a response could be sent at the present time without more information. The Clerk would send the item to the Boxley Village Society for their views. The Clerk was asked to respond with a request for a public consultation for the residents of Boxley Village.

1. **Housing Needs Boxley Parish**

The Clerk would respond to say that the Parish Council feels that there is enough affordable housing being provided by the Lidsing Garden Development and that no further sites would be needed for some time.

1. **Task List**

Deferred to the next meeting.

1. **Members and Officer’s Reports**

None put forward.

1. **Residents’ Concerns**

The Clerk would ask for the contact details of the SPOC to give to the resident to enable them to report incidents directly.

1. **Volunteer Groups**

No reports received.

1. **Items for Next Agenda**

None put forward at this meeting.

1. **Next Meeting**

Next Environment Committee meeting 3 February 2025.

**In view of the confidential nature of the item about to be transacted, it is advised that the public and press will be excluded from the meeting for the duration of the following items**.

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

Noted

Meeting closed at 8.51pm

Signed as a correct record of the proceedings.

Chairman ……………………………………………….. Date ………………………………………………………..