

Minutes of the Boxley Parish Council Environment Committee Meeting held at Beechen Hall, Wildfell Close, Walderslade on 2 October 2023

Councillors Present: B Hinder – Chairman, M Beckwith, P McClean, S Mayes, A Brindle, C Sheppard and I Davies along with the Clerk, Mrs D Baylis – Clerk

1. Apologies and absences

Cllrs H Bryant and P Huntingford

2. Declaration of Interests, Dispensations, Predetermination or Lobbying

None

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.

3. Minutes of the Meeting held on 4 September 2023 Agreed

4. Matters Arising from the Minutes

None.

5. Planning Applications for Consideration – DECISION

23/504229/FULL La Torre, Boxley Road, Walderslade, ME5 9JE

Conversion of 3no. flats to a single residential dwelling, including erection of 2no. rear and 1no. front dormers, and erection of 1no. detached dwelling with associated parking.

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

1. The proposed dwelling by reason of its siting size and design will still give a cramped appearance to the street scene contrary to Policies DM1 and DM11 of the Maidstone Borough Local Plan.
2. The land is actually part of the garden of La Torre and this dwelling would constitute over development of the site and the loss of habitat for wildlife.
3. It is very close to both neighbouring properties and will have an overbearing impact on both La Torre and Swiss Cottage. This would result in a loss of outlook and light for La Torre and a loss of light and privacy to the rear and garden of Swiss Cottage contrary to Policies DM1 and DM11 of the MBC Local Plan
4. The hornbeam tree has significant amenity value and its loss would have a negative impact on the street scene.
5. There is only one proposed parking space for the new dwelling plus one garage. This is inadequate and will lead to increased parking on the street which is already an issue as it is narrow with no pavement

If the Case Officer is minded to approval Boxley Parish Council would like this application determined by the Planning Committee.

23/504061/FULL Plot 8 Eclipse Park, Sittingbourne Road, North Maidstone, Kent

Erection of a self storage facility (class B8) with landscaping, parking and associated works

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

1. It would have a negative impact on the street scene for local residents.
2. Given the congestion that already exists on the local roads no further development should be allowed until the promised and continually delayed road improvements are completed.
3. It would create additional traffic on already congested roads. Storage facilities are rarely accessed by sustainable travel means.
4. BPC question the need for such a facility in the local area. Most of the properties have garages for storage which would mean the majority of users of the storage facility would be coming from out of the local area. No survey results or other evidence of need have been submitted with the application.
5. This sort of storage facility usually has 24 hour access which would cause nuisance for local residents.

If the Case Officer is minded to approval Boxley Parish Council would like this application determined by the Planning Committee.

6. Ratifications

None on this Agenda.

Meeting closed at 21.25

Signed as a correct record of the proceedings.

Chairman Date