



BOXLEY PARISH COUNCIL
www.boxleyparishcouncil.org.uk

Beechen Hall, Wildfell Close, Walderslade, Chatham, Kent. ME5 9RU
☎ 01634 861237 ✉ clerk@boxleyparishcouncil.org.uk
Clerk Mrs Daniela Baylis **Assistant Clerk** Mrs Melanie Fooks

A G E N D A

To All Members of the Council, Press and Public

There will be a meeting of the **Environment Committee** on **Monday 19 August 2019 at 6.00pm** at Beechen Hall, Wildfell Close, Walderslade ME5 9RU.

At 6.30 pm there will be a presentation and opportunity to ask questions from the agent Esti Booyesen de Jong and their Planning Officer and Transport Engineer regarding the planning application for 39 houses (ref 19/503870/OUT) on the Land West of Old Chatham Road, Sandling, Kent.

1 **Apologies and absences**

To receive and accept apologies for absence.

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

Members are required to declare any interests, dispensations, predetermination or lobbying on items on this agenda. Members are reminded that changes to the Register of Interests should be notified to the Clerk.

3. **Minutes of the Meeting held on 8th July 2019**

To consider the minutes and if in order sign as a true record (page 3-6)

4. **Matters Arising from the Minutes**

4.1 Minute 3268/4.2 Junction 3 M2. Waiting Government response to 10 MPs request for action on local infrastructure. Cllr B Hinder to contact MP.

4.2 Minute 3268/4.3 Litter bin New Cut Road. MBC chased 26.06.19 for an update computer system shows 'closed' but no other information.

4.3 Minute 3268/4.5 Land to rear of Tesco. Cllr Bob Hinder to contact the MP to see if she could help locate the owners. **Action: Cllr Bob Hinder.**

4.4 Any other matters arising from the minutes not on the agenda.

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

5. **To ratify Planning responses made since the last meeting - DECISION**

To ratify the responses made out of meeting since the 8th July 2019 – see report page 6-7).

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

To consider applications received. See report (page 7-8).

7. **Planning Decisions, Appeals and Appeals Decisions – INFORMATION**

To receive and consider any information. See report (page 8-19).

8. **Highways and Byways - DECISION**

- 8.1 Lower Thames Crossing latest information (report page 19).
- 8.2 To consider any issues raised at the meeting.

9. **Policy and Procedures – REVIEW**

None scheduled for review.

10. **Members and Officer’s Reports**

- 10.1 Maidstone Local Plan Review see report (page 19-20).
- 10.2 To receive any reports or notification of issues from members.

11. **Sale of Land for Wildfell Close Development**

See report (page 20).

12. **Volunteer Groups – INFORMATION**

To receive any reports.

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

Requests for items to be included on the next agenda.

14. **Next Meeting**

Next full Environment Committee meeting 9th September 2019 at Beechen Hall commencing at 7:30pm.

In view of the confidential nature (personal details and data) on the item about to be transacted, it is advisable that the public and press will be excluded from the meeting for the duration of or part of the item.

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

To consider any updates received. (report page 21-22).

Daniela Baylis

Daniela Baylis
Clerk to Boxley Parish Council

Date: 12 August 2019

**Supporting agenda papers for the Environment Committee Meeting 19th August 2019.
The Chairman will assume that these have been read prior to the meeting.**

Councillors wishing to suggest changes to any policy or procedure document in this agenda should notify the office, in writing, at least three working days in advance of the meeting to allow details to be circulated at the meeting (or in advance if particularly contentious).

Item 3 Minutes of the meeting held on 8th July - DECISION

**Minutes of the Environment Committee on Monday 8 July 2019 at
Beechen Hall, Wildfell Close, Walderslade commencing at 8.10 pm.**

Present: Mrs W Hinder (Chairman), Mrs A Brindle, Mrs L Clarke. Mr J Constable, Mr I Davies, Mr B Hinder, Mr D Hollands, Mrs P Huntingford and Mr J Willmott, together with Mrs P Bowdery Clerk and Mrs D Baylis Clerk.

1. Apologies and absences

None as all members present.

2. Declaration of Interests, Dispensations, Predetermination or Lobbyin

None submitted.

3. Minutes of the Meetings 3 & 10 June 2019

The minutes were **agreed** and **signed** as a correct record.

4. Matters Arising from the Minutes

4.1 Minute 3268/4.2 Junction 3 M2. 10 MPs request for action on local infrastructure. Cllr B Hinder was awaiting the response from Helen Whately MP.

4.2 Minute 3268/4.3 Litter bin New Cut Road. MBC chased 26.06.19 for an update computer system shows 'closed' but no other information. Clerk was requested to contact MBC again. **Action: Clerk.**

4.3 Minute 3268/4.5 Land to rear of Tesco. Cllr B Hinder was awaiting the response from Helen Whately MP.

4.4 Any other matters arising from the minutes not on the agenda. **None.**
As no members of the public were present the meeting was not adjourned.

5. Planning Applications for Consideration

19/502829/FULL Adaptation of existing space to house cold storage facilities with new link extension to main building and creation of new opening to the East elevation. Vinters Park Crematorium Bearsted Road Weaving.

The Parish Council has no material planning reason to object.

19/502833/FULL Erection of a first floor extension over garage, study, storage and utility room to achieve a master bedroom with minor internal alterations. 2 Pilgrims View Boxley.

The Parish Council has no material planning reason to object.

19/503374/TPOA application to prune overhang (into garden of 14 Sandstone Rise) of one Conifer back to boundary. 4 Saracen Fields Walderslade.

Do not wish to object, defer to the views of the Landscape Officer.

19/502253/TPOA TPO Application. Crown Reduction to Height of Approx. 30ft and Width Approx. 16ft, Crown Thinning of 15% and Removal of Any Dead Wood. 4 Olivine Close Walderslade.

Do not wish to object, defer to the views of the Landscape Officer.

19/503425/TPOA TPO application to fell one Conifer and Fell two Cherry trees. 32 Lombardy Drive Maidstone.

Do not wish to object, defer to the views of the Landscape Officer.

19/502097/FULL Erection of detached double garage with pitched roof (resubmission of 18/506119/FULL). 22 Gleaners Close Weaving.

Having considered the Borough Council's previous reasons for refusal the parish council sees no significant alteration to the scale and height and no change of location to reduce the distance from the house. The parish council considers the Borough Council's previous refusal, on the grounds that the development will be harmful to the street scene and obtrusive and incongruous in public views from Grovewood Drive South and Provender Way, to still be relevant. Therefore, the parish council objects to the development and requests that it is reported to the Planning Committee.

19/502219/ TPO application to fell ten Chestnut trees. 132 Sandling Lane Penenden Heath.

The parish council defers to the views of the Landscape Officer, however in the absence of a professional report members are unhappy that, with a lack of a demonstrable need, so many trees are to be felled. If permitted a condition that replacement indigenous trees are replanted on the property, and subjected to TPO coverage, is requested.

6. Planning Decisions, Appeals and Appeals Decisions

18/506071/FULL Erection of first floor rear extension. APPEAL: DISMISSED 6 Golden Wood Close, Walderslade. BPC did not object. **Noted.**

7. Highways and Byways

7.1 Road naming on development on land west of Eclipse Park, Sittingbourne Road. **Ratified** the Clerk's decision, after consulting members, Heath Wood Drive.

7.2 M2 junction 5 improvements update. **Received** and **noted.**

7.3 Crash Data. Members' **received** and **noted** the information.

7.4 BPC wish list conversion to Highway Improvement Plan (HIP)/Infrastructure Spend Plan (ISP). After careful consideration members **agreed** an updated list and the residents would now be invited to add to the list. **Action: Clerk.**

Discussion took place concerning extra maintenance needed on vision splays at road junctions. It was **agreed** that action would be taken to encourage

residents to contact KCC to report any road issues but especially overgrown vegetation at junctions. Advice on the difference responsibilities for local authority's is also to be provided. **Action: Office.**

All members to be provided with the KCC handouts concerning highway improvement requests and the production of Highway Improvement Plans. **Action: Clerk.**

Complaint received about parking on the verge on the Cossington Lane/Brownlow Copse junction causing damage. The Clerk was asked to find out the cost of installing bollards on the verge and to contact the Guides so that they can ask all parents not to park there. **Action: Clerk**

8. **Policy and Procedures**

None scheduled for review. **Noted.**

9. **Members and Officer's Reports**

Cllr Bob Hinder's report on a recent appearance at the Maidstone Planning Committee was **received** and **noted.**

Members were notified of a possible movement of boundary fence line at East Lodge, New Cut Road. The Clerk was asked to liaise with Vinters Valley Trust.

Action: Clerk.

10. **Volunteer Groups**

No reports submitted.

11. **Matters for Information**

MBC Local Plan briefing presentation. **Noted.**

Temporary Closure, due to overhead power lines work, of Byway KH64, and Public Footpath KH29, KH33, KH10 and KH9, Boxley closures. **Noted.**

12. **Items for Next Agenda**

Requests for items to be included on the agenda to be submitted no later than 5 August. **Noted.**

12.1 KCC Consultation. Members were asked to review the KCC consultation and notify the Clerk whether they consider it is something they wished to send comments in about. **Action: all councillors.**

12.2 Purchase of bulbs and wildflower seeds. Cllr Bob Hinder notified members that MBC will consider awarding a grant towards the purchase of wildflower seed, applications had to be made via the Borough Councillors.

13. **Next Meeting**

Next full Environment Committee meeting 12 August 2019 at Beechen Hall commencing at 7:30pm.

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

There were none.

The Chairman thanked the Clerk for her outstanding service to the Parish Council over many years.

Meeting closed 9.14pm.

Signed as a correct record of the proceedings.

Chairman Date

Item 5 Ratification of planning responses made since the last meeting - DECISION

Tree house, Bethany, Boxley Road, Walderslade 19/502317/full

Boxley Parish Council Response submitted:

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

1. It is a direct impingement on the mainly deciduous Beechen Bank and very detrimental to the street scene
2. It is highly visible from a wide area including the public road and the other side of Walderslade Valley (the applicant states that it is not which is not truthful)
3. It is according to the applicant built on a fallen tree stump; in fact it appears to be built on the stumps of 4 protected trees. Did they all fall at the same time?
4. According to the applicant there is 'no danger from any trees ... within falling distance of the development', as the structure is surrounded by tall trees on 3 sides on a steep exposed bank this statement is not correct.
5. Loss of privacy to neighbours

Cossington Fields Farm, Bell Lane, Boxley 18/500535/full

Original comments stand for the appeal.

Gibraltar Farm MC/19/0336 revised plans

Boxley Parish Council objection submitted to Medway Council:

Boxley Parish Council strongly objects to these revised plans which will encourage more traffic through Boxley Parish.

We object strongly to any further increase in traffic along Walderslade Woods leading onto Junction 3 which is already beyond its intended capacity.

The proposed passing spaces will not make any appreciable difference and will encourage further traffic onto this already dangerous small rural road.

Boxley Parish Council is very concerned at how the site traffic is going to navigate these narrow lanes. There has been no current safety audit of Westfield Sole Road. This needs to be done before this is considered and a decision made.

Lavender Cottage, Bearsted Road, Weaving – 19/503191/out

Boxley Parish Council response submitted: Boxley Parish Council has no material reason to object.

Cherry Tree Court Lodge Farm, The Street – 19/500162/full

Boxley Parish Council proposed response, not yet submitted:

Boxley Parish Council would like to object to this appeal on the following grounds:

The development is contrary to NPPF and Local Policy as the applicants would be heavily reliant on private motor vehicles.

The design and materials are out of keeping with a rural area contrary to DM1 and DM30 of the Local Plan.

It will erode the low density scattered dwelling appearance of the east side of the village, which is an important part of its character, contrary to Policy SP17 of the Local Plan.

The previous application for the stables (MA/17/504038) had conditions regarding the storage of waste. This development would result in the waste pile being moved closer to an existing residential property.

It would be an overdevelopment of the site and would have an adverse impact on the character and appearance of the area and its setting in the ANOB.

The development might adversely affect a nearby pond (100meters away).

The landscape analysis plan would make the site visible from the centre of the village (especially if the agricultural buildings are knocked down as per the Court Lodge Farm application).

The Parish Council would also like to question the designation of the land as a 'brownfield' site.

The appeal documents do not address the Planning inspectors' comments regarding regular bus service, walking distance to services, and the comment that additional screening would erode the openness and character of the area.

The appeal documents wrongly label Parsonage Farm and the Vicarage which is misleading

School House, The Street, Boxley, Boxley 18/503636/full

Parish Council response submitted: Boxley Parish Council has no material reasons to object but has concerns over the use of Velux style windows on a heritage building.

Item 5 Planning Applications for Consideration - DECISION

Decisions

19/503629/TPOA – 5 Ploughmans Way, Boxley, ME5 9DE

Proposal to crown lift one hornbeam up to 4 meters in height above ground level. Fell two ash trees.

19/503863/FULL – Anvil Cottage, Forge Lane, Boxley, Maidstone, ME14 3DS

Demolition of existing conservatory and construction of single storey rear extension.

19/503769/FULL – 18 Goldstone Walk, Boxley, ME5 9QB

Single storey side extension and garage conversion.

19/503870/OUT – Land West of Old Chatham Road, Sandling, Kent

Outline application with access matters reserved for up to 39 dwellings with associated infrastructure and works.

19/503818/TCA – The Vicarage, The Street, Boxley, ME14 3DX

Trees in a Conservation Area notification: - T1, Semi mature multi stemmed Sycamore growing in the scrub land next to the access road. Reduce the height to approximately 10 meters and the lateral spread on all sides to 3 meters. G1, Various trees along the access road verge.

Species including Portuguese Laurel, Hazel and Ash saplings. Cut back the foliage to the curb line where practically possible. And up to a height of 6.5 metres.

19/503778/TPOA – 18 Spenlow Drive, Boxley, ME5 9JT

A Tree Preservation Order application - One Hornbeam - fell because of excessive shading, gigantic size and low amenity value. Replant with one standard hornbeam in same position.

19/503782/SUB – Popesfield, Bearsted Road, Weaving, Kent

submission of details to Discharge Condition 26 (Surface Water Management) Subject to 18/506656/FULL.

19/503513/FULL – 5 Aston Close, Boxley, ME5 9JW

Erection of a front porch and a single Storey rear extension with a garage conversion to a habitable space. Installation of a window to front elevation.

19/503943/FULL - Downs View Farm Pilgrims Way Boxley Maidstone Kent ME14 3EB

Demolition of 2no. existing commercial portal-framed buildings, removal of existing hardstanding across the site and construction of a replacement building for office use, with associated parking and landscaping.

Item 6 Planning Decisions, Appeals and Appeals Decisions

APPLICATION: 19/502916/TPOA - 1 Bracken Hill Boxley ME5 9QQ
TPO Application Remove T1- Silvertree excessive leaning over neighbour's property. Remove T2-T6 chestnut trees due to excessive shading and close proximity to properties. All share the same stump base with the Silvertree (T1) All located at the front of the property.

Following consideration of your application the Local Planning Authority has **PART REFUSED CONSENT** and **PART APPROVED** for the tree works referred to above.

PART A - Reason for refusal to fell Sweet Chestnut trees (T2-T6)

The Council considers that the coppice Sweet Chestnut tree (identified as T2 to T6 in the application) makes a positive contribution to local landscape quality and amenity. The proposed felling works would be to the detriment of those attributes. The application is not supported by any arboricultural evidence to suggest that the tree presents a current, identifiable hazard or that it is reasonable to fell trees of perceived amenity. Therefore, the Council does not consider that the reasons and supporting evidence for the proposed works are sufficiently robust to outweigh the loss of amenity that would result, which would be to the detriment of the sylvan character and amenity of the area and would therefore be contrary to policies intended to confer protection to trees and tree cover, specifically Maidstone Borough Local Plan October 2017, Policy DM 3, Maidstone Landscape Character Assessment (March 2012 amended 19 July 2013) and Supplement (2012- Saved Sections of the Landscape Character Assessment and Landscape Guidelines 2000) together with Government Policy: Planning Practice Guidance; Tree Preservation Orders and trees in conservation areas.

PART B - Conditions of consent to Fell one Silver Birch tree (numbered T1).

All works hereby permitted shall be carried out in accordance with the provisions of the current edition of BS 3998 by a competent person;
Reason: To ensure the work complies with good arboricultural practice to safeguard the longevity, amenity and nature conservation value of the tree/s and its/their contribution to the character and appearance of the local area

Informative(s):

(1) Adjacent trees should be protected from damage during the course of the tree works hereby allowed/permitted in accordance with the current edition of BS3998. Any damage which occurs as a result of poor arboricultural practice and which affects the structural stability and/or health and longevity of adjacent trees may result in legal action against you.

(2) Works to trees could result in disturbance to wild animals, plants and important wildlife sites protected by law. Therefore, the works hereby permitted should be carried out in a manner and at such times to avoid disturbance. Further advice can be sought from Natural England and/or Kent Wildlife Trust.

(3) The material generated from the tree work hereby permitted should be disposed of, or processed as necessary, to leave the site in a safe and tidy condition following each phase/ completion of the work.

PL-PW-19-MAC25-A102 REV 1 - Existing floor plans

PL-PW-19-MAC25-A103 REV 1 - Existing elevations

PL-PW-19-MAC25-A104 - Proposed floor plans

PL-PW-19-MAC25-A105 - Proposed elevations

PL-PW-19-MAC25-A106 - Sections

Reason: To ensure the quality of the development is maintained and to prevent harm to the residential amenity of neighbouring occupiers.

Boxley response: deferred to view of Landscape Officer

APPLICATION 19/502768/SUB - Popesfield Bearsted Road Weaving Kent Submission of Details to Discharge Condition 11 a) Archaeological field evaluation and b) Further archaeological investigation subject to 18/506656/FULL.

The Council hereby **APPROVES** the detail(s) reserved by the Condition(s) as listed above
No comment made.

APPLICATION 19/502833/FULL - 2 Pilgrims View Boxley Maidstone Kent ME14 3DQ Erection of a first floor extension over garage, study, storage and utility room to achieve a master bedroom with minor internal alterations.

The Council hereby **GRANTS** planning permission subject to the following Condition(s):

(1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission;

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

(2) The development hereby permitted shall be carried out in accordance with the following approved plans:

Householder Planning Application

PL-PW-19-MAC25-A100 REV 2 - Proposed block plan

PL-PW-19-MAC25-A101 REV 2 - Site location plan, existing and proposed block plan

Boxley comment: no material reason to object.

APPLICATION 19/502729/ADV - Brooklyn Park Chatham Road Sandling ME14 3AA Advertisement Consent for 1no. internally illuminated double sided pylon sign.

The Council hereby **GRANTS** advertisement consent subject to the following Condition(s):
Please note you must comply with all the Conditions attached to this consent. Otherwise the consent may not be valid and any adverts may be unauthorised.

(1) The development hereby permitted shall be carried out in accordance with the following approved plans:

Advertisement application

Site location plan

Block plan

MG signs monolith foundation

Proposed elevations and details

Reason: To ensure the quality of the development is maintained and to prevent harm to the residential amenity of neighbouring occupier

- (2) (i) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
- (ii) No advertisement shall be sited or displayed so as to-
- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
- (iii) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
- (iv) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
- (v) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: In accordance with the provisions of Regulation 14 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

- (3) The advertisement(s) for which consent is hereby granted must be removed in accordance with condition 1 (v) within five years of the date of this consent;

Reason: In accordance with the provisions of Regulation 14 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

- (4) The illumination hereby permitted shall not be of a flashing type.

Reason: In the interest of the visual amenity and highway safety.

- (5) The sign shall not be illuminated except during the hours that the premises to which it/they relate are open for business.

Reason: In the interests of visual amenity.

Informative(s):

(1) It is the responsibility of the applicant to ensure, before the development hereby approved is commenced, that all necessary highway approvals and consents where required are obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action being taken by the Highway Authority. Across the county there are pieces of land next to private homes and gardens that do not look like roads or pavements but are actually part of the road. This is called 'highway land'. Some of this land is owned by The Kent County Council (KCC) whilst some are owned by third party owners. Irrespective of the ownership, this land may have 'highway rights' over the topsoil. Information about how to clarify the highway boundary can be found at <https://www.kent.gov.uk/roads-and-travel/what-we-lookafter/highway-land/highway-boundary-enquiries> In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), February 2019 the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and creative way by offering a pre-application advice service, where possible, suggesting solutions to secure a successful outcome and as appropriate, updating applicants / agents of any issues that may arise in the processing of their application.

In this instance:

The application was acceptable as submitted and no further assistance was required. The application was approved without delay.

Boxley comment: no material reason to object.

APPLICATION 19/502761/SUB - The Nook Demolished Boxley Road Walderslade Chatham Kent

Revised landscaping details submitted pursuant to condition 4 appended to planning permission ref:11/0594. Revised landscaping details submitted pursuant to condition 4 appended to planning permission ref:11/0594. Revised landscaping details submitted pursuant to condition 4 appended to planning permission ref:11/0594.

The Council hereby **APPROVES** the detail(s) reserved by the Condition(s) as listed above
No comment made.

**APPLICATION 19/502589/TPOA - 14 Greensands Boxley Chatham Kent ME5 9DQ
TPO Application Sweet Chestnut Tree (T1) - to be reduced in height by 50% to 5m
due to excessive shading and concerns that it is getting too big for the proximity to
property.**

Following consideration of your application the Local Planning Authority has **GRANTED
CONSENT** under Tree Preservation Order number 1 OF 1969 for the tree work referred to
above subject to the following conditions.

(1) All works hereby permitted shall be carried out in accordance with the provisions of the
current edition of BS 3998 by a competent person;

Reason: To ensure the work complies with good arboricultural practice to safeguard the
longevity, amenity and nature conservation value of the tree/s and its/their contribution to the
character and appearance of the local area

Informative(s):

(1) The Council's decision does not override the need to obtain the tree owner's consent for
works beyond your boundary.

(2) Works to trees could result in disturbance to wild animals, plants and important wildlife
sites protected by law. Therefore, the works hereby permitted should be carried out in a
manner and at such times to avoid disturbance. Further advice can be sought from Natural
England and/or Kent Wildlife Trust.

(3) The material generated from the tree work hereby permitted should be disposed of, or
processed as necessary, to leave the site in a safe and tidy condition following each phase/
completion of the work.

This consent is valid for two years from the date of this letter, and may only be carried out
once unless otherwise stated. If you do not carry out the work within this period, you must
submit a new application to the Local Planning Authority if you still want to proceed. manner
and at such times to avoid disturbance. Further advice can be sought from Natural England
and/or Kent Wildlife Trust.

(3) The material generated from the tree work hereby permitted should be disposed of, or
processed as necessary, to leave the site in a safe and tidy condition following each phase/
completion of the work.

This consent is valid for two years from the date of this letter, and may only be carried out
once unless otherwise stated. If you do not carry out the work within this period, you must
submit a new application to the Local Planning Authority if you still want to proceed.

Boxley response: deferred to view of landscape officer.

**APPLICATION 19/502490/FULL - Unit 33 Adjacent Lordswood Industrial Estate
Gleamingwood Drive Lordswood Chatham
Retrospective application for incorporating remedial works and retention of a car
parking area. (Resubmission of 18/505264/FULL)**

The Council hereby **REFUSES** Planning Permission for the above for the following Reason(s):

(1) The area of hardstanding both created on, and within the defined buffer of retained
designated ancient woodland has resulted in the permanent loss and deterioration of an
irreplaceable habitat and woodland area contrary to policy DM3 of the Maidstone Borough Local
Plan, Paragraph 175C of the National Planning Policy Framework, and Natural England's
Standing Advice on Ancient Woodland. and there are no factors present that would outweigh
the significant harm that has been caused. (2) The siting of the hardstanding and raising of soil
levels within the root protection areas of retained woodland trees, particularly a mature Beech,
subject to Tree Preservation Order No.41 of 2002 is likely to have caused damage with
significant adverse impacts on the long term survival of this tree and the local environment
contrary to policy DM3 of the Maidstone Borough Local Plan, Paragraph 175175C of the
National Planning Policy Framework (2019) and British Standard 5837:2012. **The Council's**

approach to this application: The Council's approach to this application: In accordance with
paragraphs 38 of the National Planning Policy Framework (NPPF), the Council takes a positive
and proactive approach to development proposals focused on solutions. We work with
applicants/agents in a positive and proactive manner by: Offering pre-application advice.
Where possible, suggesting solutions to secure a successful outcome. As appropriate, updating
applicants/agents of any issues that may arise in the processing of their application. In this

instance: The application was found to be contrary policy DM3 of the Maidstone Borough Local Plan, Paragraph 175(c) of the National Planning Policy Framework (February 2019), and Natural England's Standing Advice on Ancient Woodland and there were no means of resolving this conflict.

Boxley objected.

**APPLICATION 19/502486/TPOA - 8 Tufa Close Boxley ME5 9LU
TPO application to T1 Goat Willow - Pollard each stem to 2.5m, T2 Silver Birch - Fell to ground level, T3 Sweet Chestnut - Fell to approx 0.5m and T4 Sweet Chestnut - Remove major deadwood**

Following consideration of your application the Local Planning Authority has **GRANTED CONSENT** under Tree Preservation Order number 1 1969 for the tree work referred to above subject to the following conditions.

(1) All works hereby permitted shall be carried out in accordance with the provisions of the current edition of BS 3998 by a competent person;

Reason: To ensure the work complies with good arboricultural practice to safeguard the longevity, amenity and nature conservation value of the tree/s and its/their contribution to the character and appearance of the local area

Informative(s):

(1) Works to trees could result in disturbance to wild animals, plants and important wildlife sites protected by law. Therefore, the works hereby permitted should be carried out in a manner and at such times to avoid disturbance. Further advice can be sought from Natural England and/or Kent Wildlife Trust.

(2) The material generated from the tree work hereby permitted should be disposed of, or processed as necessary, to leave the site in a safe and tidy condition following each phase/ completion of the work.

(3) Removal of dead wood from protected trees is an exception to current legislation and does not require a formal application. However, the regulations require five days notice in writing of intention to carry out such works. Its inclusion on this application is considered to satisfy that requirement.

Boxley made no comment.

**APPLICATION 19/502491/TPOA - 15 Silver Tree Close Boxley ME5 9ST
TPO application to T1 Sweet chestnut - Reduce 1 limb on South East Side by approximately 3-4m, leaving an overall Crown width of 5m.**

Following consideration of your application the Local Planning Authority has **GRANTED CONSENT** under Tree Preservation Order number 1 1969 for the tree work referred to above subject to the following conditions.

(1) All works hereby permitted shall be carried out in accordance with the provisions of the current edition of BS 3998 by a competent person;

Reason: To ensure the work complies with good arboricultural practice to safeguard the longevity, amenity and nature conservation value of the tree/s and its/their contribution to the character and appearance of the local area.

Boxley response: deferred to view of landscape officer.

**APPLICATION : 19/502446/LAWPRO - SCHEDULE 2: 95 Chatham Road Sandling
Maidstone Kent ME14 3BB**

PROPOSAL/SCHEDULE 1: Lawful Development Certificate for a proposed loft conversion with a dormer to side and 1no. roof light to front and rear.

The Council hereby certify that on 29.05.2019 the use, operations or matter described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate and edged red on the plan attached to this certificate.

The reasons for approval are:

(1) The proposal is considered to be lawful development thereby permitted by virtue of Schedule 2, Part 1, Classes B and C of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

Informative(s):

(1) The plans taken into consideration in reaching the decision are:
Application form Dwg No. CB 3050.01 (Proposed Loft Conversion) (2) The applicant is reminded that for the development to be considered lawful it must comply with the conditions as set out in Schedule 2, Part 1, Classes B and C of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

APPLICATION 19/502386/FULL - The Walled Garden Styles Lane Boxley Maidstone Kent

Demolition of existing conservatory and erection of replacement single storey extension with light weight solid roof.

The Council hereby **GRANTS** planning permission subject to the following Condition(s):

(1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission;

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

(2) The development hereby permitted shall be carried out in accordance with the following approved plan: Floor Plan (proposed), Rear Elevation Plan (proposed), Floor Plan (existing), Rear Elevation Plan (existing) and site location plans received 8th May 2019;

Reason: To ensure the quality of the development is maintained and to prevent harm to the residential amenity of neighbouring occupiers.

(3) The materials to be used in the construction of the external surfaces of the building(s) hereby permitted shall match those used in the existing building;

Reason: To ensure a satisfactory appearance to the development

Boxley response: no material reason to object.

APPLICATION 19/502280/LBC - Boarley Farm Boarley Lane Sandling Maidstone Kent Listed Building Consent for erection of new porch and single storey rear extension, internal alterations, installation of CCTV, refurbishment works and changes to fenestration.

The Council hereby **GRANTS** listed building consent subject to the following Condition(s):

(1) The works to which this consent relates must be begun before the expiration of three years from the date of this consent;

Reason: In accordance with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

(2) The works hereby permitted shall be carried out in accordance with the following approved plans:

Drawing numbers 01 Rev P3 and 02 Rev P2 received on 14/05/19 and 08 Rev P4, 09

Rev P3, 10 Rev P3 and 11 Rev P3 received on 12/06/19;

Reason: To ensure the quality of the works and the historic significance of the listed building are maintained.

(3) The works shall not commence until written details and samples of the materials to be used in the construction of the external surfaces of the works hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the works shall be completed using the approved materials;

Reason: To ensure a satisfactory appearance and that the historic significance of the listed building is maintained.

(4) The works shall not commence until full details of the following matters have been submitted to and approved in writing by the Local Planning Authority:-

a) New external joinery in the form of large scale drawings,

b) New internal joinery in the form of large scale drawings,

The works shall be carried out in accordance with the approved details;

Reason: To ensure a satisfactory appearance and that the historic significance of the listed building is maintained.

Boxley response: no material reason to object.

APPLICATION 19/502279/FULL - Boarley Farm Boarley Lane Sandling Maidstone Kent

Erection of new porch and single storey rear extension with installation of CCTV, refurbishment works and changes to fenestration.

The Council hereby **GRANTS** planning permission subject to the following Condition(s):

(1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission;

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Boxley response: no material reason to object.

APPLICATION 19/502254/FULL - 28 Wingrove Drive Weaving Maidstone Kent ME14 5SP

Conversion of garage into bedroom with insertion of side window and replacement of garage door with bay window.

The Council hereby **GRANTS** planning permission subject to the following Condition(s):

(1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission;

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location and Existing Floor Plan and Elevations (received 24.05.2019) 19.04.02E Block Plan, Proposed Floor Plan and Elevations (received 01.05.2019) 19.04.02

Reason: To ensure the quality of the development is maintained and to prevent harm to the residential amenity of neighbouring occupiers.

(3) The external facing materials to be used in the construction of the extension hereby permitted shall match those used on the existing building;

Reason: To ensure a satisfactory appearance to the development.

(4) Before the development hereby permitted is first occupied, the proposed window in the north-east facing elevation shall be obscure glazed and shall be incapable of being opened except for a high level fanlight opening of at least 1.7m above inside floor level and shall subsequently be maintained as such;

Reason: To prevent overlooking of adjoining properties and to safeguard the privacy of existing and prospective occupiers.

The Council's approach to this application:

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), February 2019 the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and creative way by offering a preapplication advice service, where possible, suggesting solutions to secure a successful outcome and as appropriate, updating applicants / agents of any issues that may arise in the processing of their application.

In this instance:

The application was acceptable as submitted and no further assistance was required.

The application was approved without delay.

If your decision includes conditions, there is a separate application process to discharge them.

You can apply online at, or download forms from, www.planningportal.co.uk (search for 'discharge of conditions').

Boxley response: no material reason to object.

APPLICATION 19/502097/FULL - 22 Gleaners close, Weaving, Maidstone ME14 5ST PROPOSAL: Erection of detached double garage with pitched roof (resubmission of 18/506119/FULL).

The Council hereby **REFUSES** Planning Permission for the above for the following Reason(s):

(1) Due to its excessive scale and height, in combination with its proposed location a significant distance from the host dwelling, the proposed garage would be completely out of keeping with the character of garages in its immediate surroundings, and would appear as an incongruous and obtrusive feature that would erode the gap in built development at the head of the cul-de-

sac, thereby causing harm to the character and appearance of the street-scene in Gleaners Close. Its excessive scale and height in combination with its proposed location a significant distance from the host dwelling would also mean that it would appear obtrusive and incongruous in public views from Grovewood Drive South and Provender Way, which would be harmful to the Grovewood Drive South street-scene. To permit the proposal would therefore be contrary to Policies DM1 and DM9 of the Maidstone Borough Local Plan 2017, the guidance on page 28 of the Council's adopted residential extensions SPD, and central government planning policy with regard to good design as set out in The National Planning Policy Framework (February 2019).

Informative(s):

(1) You are advised that, in principle, it may be possible to erect a double garage at the property, but in order for an application to be successful the scheme would need to show a garage of significantly smaller scale and lower height, located much closer to the host dwelling.

The Council's approach to this application:

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), February 2019 the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and creative way by offering a preapplication

advice service, where possible, suggesting solutions to secure a successful outcome and as appropriate, updating applicants / agents of any issues that may arise in the processing of their application.

In this instance:

The application was not considered to comply with the provisions of the Development Plan and NPPF as submitted, and would have required substantial changes such that a new application would be required.

It is noted that the applicant/agent did not engage in any pre-application discussions.

The applicant is advised to seek pre-application advice on any resubmission.

Boxley objected.

**APPLICATION 19/501529/TPOA - 49 Olivine Close Walderslade ME5 9NQ
PROPOSAL: TPO application to reduce one large Oak tree from a height of 20m to 17m, and an overall spread of 5.5m; reduce one large Beech tree from 23m to 19m, overall spread of 6.5 - 7m; Remove any diseased/deadwood and any crossing branches. Remove split hung up branches and stub growth.**

Following consideration of your application the Local Planning Authority has **GRANTED CONSENT** under Tree Preservation Order number 1 OF 1969 for the tree work referred to above subject to the following conditions.

(1) All works hereby permitted shall be carried out in accordance with the provisions of the current edition of BS 3998 by a competent person;

Reason: To ensure the work complies with good arboricultural practice to safeguard the longevity, amenity and nature conservation value of the tree/s and its/their contribution to the character and appearance of the local area

Informative(s):

(1) Works to trees could result in disturbance to wild animals, plants and important wildlife sites protected by law. Therefore, the works hereby permitted should be carried out in a manner and at such times to avoid disturbance. Further advice can be sought from Natural England and/or Kent Wildlife Trust.

(2) The material generated from the tree work hereby permitted should be disposed of, or processed as necessary, to leave the site in a safe and tidy condition following each phase/ completion of the work.

(3) It is recommended that all trees should be inspected on a regular basis, and following severe weather conditions, by a suitably experienced arboriculturalist to identify any evidence of disease or decline.

(4) Removal of dead wood from protected trees is an exception to current legislation and does not require a formal application. However, the regulations require five days notice in writing of intention to carry out such works. Its inclusion on this application is considered to satisfy that requirement

Boxley response: deferred to view of tree officer.

**APPLICATION 19/501025/FULL - 22 Goldstone Walk Boxley Chatham Kent ME5 9QB
PROPOSAL: Erection of one detached 3-bedroom house with garage and parking.**

The Council hereby **GRANTS** planning permission subject to the following Condition(s):

(1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission;

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

(2) The development hereby approved shall not commence above slab level until written details and samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be constructed using the approved materials;

Reason: To ensure a satisfactory appearance to the development.

(3) No development shall take place above the slab level of the building hereby permitted until there has been submitted to and approved in writing by the Local Planning Authority, a scheme of hard and soft landscaping for the site, including details of all hard surfacing and boundary treatments, using indigenous species and a programme for the approved scheme's implementation and long term management. The scheme shall include indications of all existing trees and hedgerows on the land and adjacent to the site boundaries and details of any to be retained, together with measures for their protection during the course of development. The scheme shall be designed using the principles established in the Council's adopted Landscape Character Assessment and Landscape Guidelines. The development shall be carried out in accordance with the approved scheme of hard and soft landscaping and boundary treatments;

Reason: In the interests of visual amenity and to ensure a satisfactory setting and external appearance to the development is provided and maintained.

(4) All planting, seeding and/or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the first occupation of the dwelling or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation;

Reason: In the interests of visual amenity and to ensure a satisfactory setting and external appearance to the development is provided and maintained.

(5) No development shall take place until such time as a Tree Protection Plan/Arboricultural Method Statement in accordance with BS5837:2012 detailing how the three trees in the south-eastern corner of the site and the trees outside the eastern boundary of the site adjacent to the approved new access into the site, as shown on drawing nos. 48.1/A.01a and 48.1/02a, are to be protected during the course of the works and how any excavation, construction and surfacing works are to be carried out and any underground service runs to and from and within the site accommodated without causing damage to the root systems of the trees, has been submitted to and approved in writing by the Local Planning Authority. The approved tree protection measures shall be put in place prior to the commencement of any works on the site and shall be retained in place throughout the construction phase of the development. The works shall be carried out in accordance with the details approved;

Reason: The existing trees make a significant contribution to the character and visual amenities of the locality and warrant adequate protection during the development to prevent damage and ensure their long-term retention and good health.

(6) No development shall take place above the slab level of the building hereby permitted until such time as full details of the new access to be formed onto the eastern end of Goldstone Walk, as shown on drawing no. 48.1/A.02a, including details of proposals to maximise visibility for vehicles emerging from the site and the provision of pedestrian visibility splays to the access, have been submitted to and approved in writing by the Local Planning Authority. The new access shall be completed in accordance with the details approved prior to the first occupation of the dwelling and shall be retained and maintained as such thereafter;

Reason: To ensure the details are satisfactory in the interests of pedestrian and highway safety.

(7) The areas shown on the approved plans (Drawing nos. 48.1/A.02a and 48.1/A.03b) for the parking of cars and vehicle manoeuvring to and from the parking areas shall be provided in accordance with the details approved and be available for use before the first occupation of the new dwelling hereby permitted and shall thereafter be kept available for such use. No development, whether permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and/or re-enacting that Order, with or without modification) or not, shall be carried out on the parking and vehicle manoeuvring areas indicated or in such a position as to preclude vehicular access to them;

Reason: Development without adequate parking and/or vehicle manoeuvring provision is likely to lead to parking inconvenient to other road users and in the interests of pedestrian and highway safety.

(8) Prior to the first occupation of the new dwelling hereby permitted, an accessible electric vehicle rapid charging point shall be installed within the site of the new dwelling in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority. The electric vehicle rapid charging point shall be retained and maintained within the site thereafter;

Reason: To promote the reduction of CO2 emissions through the use of low emissions vehicles in accordance with paragraph 110 of the NPPF.

(9) Upon completion, no further development, whether permitted by Classes A, B, E or F of Part 1 and/or Class A of Part 2, Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and/or re-enacting that Order with or without modification) or not, shall be carried out to or within the curtilage of the new dwelling hereby permitted without the prior written consent of the Local Planning Authority;

Reason: In the interests of the visual amenities of the area and the amenities of the occupiers of neighbouring properties.

(10) The development hereby permitted shall be carried out in accordance with the approved plans (Drawing nos. 48.1/A.02a, 48.1/A.03b and 48.1/A.04);

Reason: To ensure the quality of the development is maintained and to prevent harm to the residential amenity of neighbouring occupiers.

(11) The first floor windows to the study and bathroom in the west facing elevation of the new dwelling hereby permitted, as shown on the approved plan (Drawing No. 48.1/A.03b), shall be glazed in obscure glass and the windows shall be non-openable to a minimum height of 1.7m above the internal finished floor level of the rooms they serve. The first floor windows to the study and bathroom shall be maintained and retained as such at all times;

Reason: In order to prevent overlooking and loss of privacy to the neighbouring property.

(12) No development shall take place above the slab level of the building hereby permitted until such time as full details, including location within the site, of the installation of a minimum of one bat box and one bird box have been submitted to the Local Planning Authority for their approval in writing. The approved bat and bird boxes shall be installed in accordance with the approved details and locations prior to the first occupation of the dwelling and shall be maintained and retained thereafter in perpetuity;

Reason: In order to ensure the ecological/biodiversity interests of the site are safeguarded/enhanced.

(13) The new boundary treatment separating the proposed new dwelling hereby permitted from the existing dwelling at 22 Goldstone Walk shall incorporate gaps under the boundary treatment to allow for the movement of wildlife in accordance with details of the new boundary treatment and gaps which shall have been submitted to and approved in writing by the Local Planning Authority prior to installation of the boundary treatment. The approved boundary treatment and gaps shall be installed in accordance with the approved details prior to the first occupation of the dwelling and shall be maintained and retained thereafter in perpetuity;

Reason: In order to ensure the ecological/biodiversity interests of the site are safeguarded

(14) No development shall take place above the slab level of the building hereby permitted until such time as full details of a scheme for the installation of solar PV panels to the roof of the building or alternative proposals for renewable energy measures within the development has been submitted to and approved in writing by the Local Planning Authority. The approved scheme for the installation of solar PV panels or alternative proposals for renewable energy measures within the development shall be completed in accordance with the details approved prior to the first occupation of the dwelling and shall be retained and maintained thereafter; Reason: To ensure an energy efficient form of development.

Informative(s):

(1) The applicant is advised that broad compliance with the Mid Kent Environmental Code of Development Practice is expected in the demolition and/or construction works.

(2) The grant of planning permission does not convey any approval for the construction of the required access to the highway outside the site or any other works within the highway for which a statutory licence must be obtained. Applicants should contact Kent County Council - Highways and Transportation (web:

www.kent.gov.uk/roads_and_transport.aspx or telephone: 03000 418181) in order to obtain the necessary Application Pack. 3) It is the responsibility of the applicant to ensure, before the development hereby approved is commenced, that all necessary highway approvals and consents where required are obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action being taken by the Highway Authority

Across the county there are pieces of land next to private homes and gardens that do not look like roads or pavements but are actually part of the road. This is called 'highway land'. Some of this land is owned by Kent County Council (KCC) whilst some are owned by third party owners. Irrespective of the ownership, this land may have 'highway rights' over the topsoil. Information about how to clarify the highway boundary can be found at:

<https://www.kent.gov.uk/roads-and-travel/what-we-look-after/highway-land/highwayboundary-enquiries>

The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under such legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

(4) The proposed development is CIL liable. The Council adopted a Community Infrastructure Levy on 25 October 2017 and began charging on all CIL liable applications approved on and from 1 October 2018. The actual amount of CIL can only be confirmed once all the relevant forms have been submitted and relevant details have been assessed and approved. Any relief claimed will be assessed at the time planning permission is granted or shortly after.

The Council's approach to this application:

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), February 2019 the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and creative way by offering a preapplication advice service, where possible, suggesting solutions to secure a successful outcome and as appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

In this instance:

The application was approved without delay.

The applicant/agent was advised of minor changes required to the application and these were agreed.

The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the Committee and promote the application.

If your decision includes conditions, there is a separate application process to discharge them. You can apply online at, or download forms from, www.planningportal.co.uk (search for 'discharge of conditions').

Boxley Objected.

APPLICATION 19/500417/FULL - Hillside Harboursland Close Boxley Maidstone Kent PROPOSAL: Erection of a retaining wall (Retrospective).

The Council hereby **GRANTS** planning permission subject to the following Condition(s):
(1) The development hereby permitted shall be carried out in accordance with the following approved plans:

Householder Planning Application

Site location plan

DKM/7956/02 - Existing block plan DKM/7956/03 - Block plan as built

DKM/7838/01 - Section and elevation DKM/7956/04 - Elevations and plan

Reason: To ensure the quality of the development is maintained and to prevent harm to the residential amenity of neighbouring occupiers. (2) The retaining wall hereby permitted shall be rendered and painted off white/cream and should be finished within 6 months of the date of this permission.

Reason: in the interest of visual amenities of the wider area

Informative(s):

(1) The fencing sited to the rear of the retaining wall does not form part of this planning permission.

The Council's approach to this application:

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), February 2019 the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and creative way by offering a preapplication advice service, where possible, suggesting solutions to secure a successful outcome and as appropriate, updating applicants / agents of any issues that may arise in the processing of their application.

In this instance: The application was acceptable as submitted and no further assistance was required.

The application was approved without delay.

Boxley Parish Council response: No material reason to object but comment made that PC is against retrospective planning applications.

Item 8 Highways and Byways- INFORMATION

Lower Thames Crossing Update

The public consultation on the Lower Thames Crossing received nearly 29,000 detailed responses, with nearly 15,000 people attending a programme of 60 events held over a ten-week period, with hundreds of thousands more engaging with the project online. The responses were detailed and insightful, providing unique perspectives. Many have raised important issues, and these will inform the continued development of the project.

To do this effectively, we will need more time to develop our planning application (Development Consent Order application) which we now plan to submit in summer 2020. This, however, does not impact the target road opening in 2027 as we've done more work to our schedule to speed up the construction programme.

Item 10.1 MBC Local plan Review

Meeting attended on 22 July 2019 at Mecure Hotel, Maidstone by Cllr James Wilmott and Mrs Daniela Baylis

Maidstone's Local Plan was adopted in 2017 and looks ahead to 2031.

Maidstone has a new Strategic Plan that goes up to 2045 and the Local Plan Review will have an important role in achieving this.

The Independent Planning Inspector decided that an early review of the MBC's Plan was needed.

The latest Government requirements require Local Plans to be reviewed every 5 years.

The Strategic Plan states that the Government requires MBC to provide 1,236 new homes every year from 2022 onwards. Sufficient new sites need to be found to achieve this. The MBC preferred option is to try and identify sites within Maidstone town centre and build upwards and more densely as well as dispersal (rural centres) and planned new settlements. They will also be looking at suitable sites for leisure and economic growth areas.

They state that MBC are 'clear that sufficient infrastructure should be in place – or planned – to meet the future demands of the economy.

MBC is looking for responses from Parish Councils and the wider public and have produced a response form with 31 questions that needs to be submitted by the 30th September.

In addition, MBC are undertaking a strategic housing market assessment to determine the numbers of different types of housing required.

Results of the call for sites will be available will be available in the autumn after this consultations deadline.

A lot of the focus from the meetings questioning was over the number of houses to be built each year and why MBC is just accepting the figure and not fighting to reduce it, as it was felt that the figure is far too high. There was also a great deal of concern over the need for more infrastructure to be put in before any development goes ahead as it was felt that most of the current infrastructure was at capacity.

Please see below links to the full text and response document –

<https://maidstone.gov.uk/home/primary-services/planning-and-building/primary-areas/local-plan-review>

https://maidstone.gov.uk/_data/assets/pdf_file/0008/287783/Local-Plan-Review-Technical-Scoping-Themes-and-Issues.pdf

https://maidstone.gov.uk/_data/assets/pdf_file/0009/287793/Response-form.pdf

Item 11 Sale of Land for Wildfell Close Development

Clerks note: detailed below is the latest information on the sale. There are now 5 bids being considered. A drainage engineer has recently visited the site. This is all part of the bid evaluation procedures being carried out.

As previously outlined, KCC appointed agents RPC to market the site seeking unconditional offers by way of Informal Tender with a closing date for bids of 26th June 2019.

At the closing date we have only received seven bids for the site, of which it is considered five were of good standing and worth exploring.

I have recommended at this stage to examine the credibility and get further clarity on these bidders as some of the purchaser's bids are dependent on further considerations which requires some investigation.

I am in the process of agreeing with RPC a Best & Final bid date of Friday 9th August with a view to agreeing a preferred bidder w/b 12th. This process allows us to assess the bids further.

I will of course keep you updated with any further updates once we a decision has been made.

Item 15 Enforcement and CIL/Section 106 updates from MBC

Clerks note: The following is the latest amendments from MBC. There are only 2 changes and neither make any appreciable difference.

Community Infrastructure Levy: Charging Schedule – Regulation 123 List (~~October 2017~~ July 2019)

Community Infrastructure Levy: Charging Schedule

Infrastructure projects/types that may be funded wholly or partly through the CIL	Exclusions – To be funded through s106 planning obligations, s278 of the Highway Act; other legislation or through planning condition
<p>Highways and transportation Transport infrastructure including highway improvement schemes, walking and cycling (including public realm) and public transport infrastructure and improvements</p>	<p>On or off site infrastructure and improvements required to make the development acceptable in planning terms. Improvements or works to the Strategic Road Network</p>
<p>Education provision Education infrastructure including primary and secondary education infrastructure and improvements</p>	<p>On or off site primary and secondary school facilities required specifically to serve a new development including (<u>but not limited to</u>) the following schemes identified in the Infrastructure Delivery Plan: - Provision of a new primary school on site H1 (10) Land South of Sutton Road; - Expansion of an existing school within South East Maidstone to accommodate site H1 (8); and - Provision of a new 2FE primary school within Broad Location H2 (2) Invicta Barracks, Maidstone; and - <u>1FE expansion of Lenham Primary School for Broad Location H2 (3) Lenham, Maidstone</u></p>
<p>Health provision Health infrastructure including primary healthcare infrastructure and improvements</p>	<p>On or off site health infrastructure facilities required to make the development acceptable in planning terms.</p>
<p>Social and community infrastructure Social and community infrastructure including social care infrastructure, libraries and community facilities</p>	<p>On or off site community facilities required to make the development acceptable in planning terms</p>
<p>Public services infrastructure Public services infrastructure including police, fire and ambulance service infrastructure and strategic waste management infrastructure</p>	<p>On or off site waste management infrastructure required to make the development acceptable in planning terms.</p>
<p>Green and blue infrastructure Strategic green and blue infrastructure measures and improvements</p>	<p>On or off site infrastructure, including open space, improvements and mitigation required to make the development acceptable in planning terms</p>
<p>Flood prevention and mitigation Strategic flood prevention and mitigation infrastructure measures and improvements.</p>	<p>On or off site infrastructure, improvements and mitigation, including drainage infrastructure, required to make the development acceptable in planning terms.</p>

Community Infrastructure Levy (CIL) Regulation 123 List Review - Public Consultation will be available for you to view and comment between the following dates:

Start date: 26/07/19 00:01 End date: 06/09/19 17:00

The Regulation 123 List sets out a list of the infrastructure types that the Council intends may be fully or partly funded by CIL. The list does not prioritise infrastructure funding.

Proposed Changes

The proposal is to update the Council's Regulation 123 List to provide greater clarity and transparency on what may be funded by CIL and what is to be funded through other means and therefore be excluded from potential CIL funding. This includes reference to specific education infrastructure to be funded through Section 106 agreements and thereby excluded from potential CIL funding.

Proposed changes are shown as follows: new text is underlined, and deleted text is ~~struck through~~.

Consultation details

We are asking: **Do you agree or disagree with the proposed changes to the Regulation 123 List and what are your reasons for this view?** Please remember, we are only seeking views on the proposed changes, not the entire content of the Regulation 123 List.

Responses can be submitted through this online portal, or you can send your response labelled 'Regulation 123 List consultation' to us by:

Email: ldf@maidstone.gov.uk or

Regulation 123 List

Regulation 123 of the CIL Regulations (as amended) requires a council to identify the infrastructure types and/or projects which it intends will be, or may be, wholly or partly funded through the CIL. The inclusion of a project or type of infrastructure in the Regulation 123 List does not represent a commitment from the council to fund it, either in whole or in part. The order of the table does not imply any order of preference for the use of CIL receipts.