

**Minutes of the Environment Committee on Monday 5 February 2018 at Beechen Hall,
Wildfell Close, Walderslade commencing at 7.30 pm.**

Councillors present: Mrs Wendy Hinder (Chairman), Mrs A Brindle, Ms L Clarke, Mr P Dengate, Mr Bob Hinder and Mr D Hollands together with the Clerk and Mr Jonathon Buckwell DHA (item 4 and 18/500330).

1 Apologies and absences

Cllr Ivor Davies attending Maidstone KALC meeting as the Parish Council's representative and Cllr J Constable (work commitment).

2 Declaration of Interests, Dispensations, Predetermination or Lobbying

None.

3. Pre-application consultation Kitewood

To enable Kitewood to submit a Topographical survey to members they have requested the visit is rescheduled to the 12 March meeting. **Noted. Action: Office.**

Item 5 was taken at this point.

4. Pre-application consultation DHA

Members received information from Mr Buckwell DHA on planning application 18/500330. After receiving clarification on issues relating to the design, landscaping etc. members took a decision on the planning application. Mr Buckwell was thanked for his attendance.

5. Minutes of the Meetings 8 and 22 January 2018.

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

6. Matters Arising from the Minutes

6.1 Minute 3062/4.2 Development Wildfell Close. Submission of the amended plan to MBC is expected in February with a referral to MBC Planning Committee in March. **Noted.**

6.2 Minute 3062/4.3 Ancient Woodland and TPOs. The issue should have been taken by Maidstone KALC to the 15/01/18 MBC liaison meeting. Cllr Ivor Davies is raising the issue at the Maidstone KALC meeting. **Noted.**

6.3 Minute 3062/4.4 Boxley Road, Walderslade, KCC tree/verge maintenance. The Chairman informed members that KCC is producing a maintenance plan for the area. **Noted.**

6.4 Minute 3062/4.5 Traffic Speeds, Boxley Road/Beechen Bank Road. Awaiting response from Medway Council's Highways Engineer. **Noted.**

6.5 Minute 3062/4.8 Flooding Boxley Road near junction Longwood. KCC website shows "works being programmed". **Noted.**

6.6 Minute 3063/7.7 Obscured signage Boxley Village. Request for maintenance made. KCC website shows "under investigation". **Noted.**

6.7 Minute 3064/8 Fixed plate pedestrian crossing signs Grovewood Drive North. Request for these to be installed made to KCC. Awaiting response. **Noted.**

6.8 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.

7. Planning Applications for Consideration

506545/FULL AMENDED title. Retrospective application for the conversion of basement and garage to additional living accommodation, erection of a double garage with playroom over, and erection of first floor side extension linking ground floor of main house and playroom (amendment to application no. 10/1820). 16 Podkin Wood Walderslade. After discussion members decided that as any comment on a retrospective planning application was wasted the response would be.

Based on Boxley Parish Council's experience with MBC Enforcement there is no further action members wish to take.

Guidance was sought by the Clerk, essentially members were deciding on a 'no comment' but wished to identify that without an effective enforcement process retrospective planning applications weakened the planning system. This response to be used on retrospective planning applications. **Action: Office.**

17/506433/FULL PROPOSAL: Erection of a single storey extension to the rear. 8 Grey Wethers Sandling ME14 3DW.

The Parish Council has no material planning reasons to object.

18/500312/FULL Removal of condition 37 of 16/507292/OUT – Outline Application with access matters sought for development of medical campus comprising up to 92,379 m² of additional floorspace (including additional hospital facilities, clinics, consultation rooms and a rehabilitation centre (classes C2/D1); education and training facilities with residential accommodation (class C2/D1); keyworker accommodation for nurses and doctors (class C3); pathology laboratories (class B1); business uses (class B1); ancillary retail services (class A1, A2, A3); and up to 116 bed class C2 neuro-rehabilitation accommodation; internal roads and car parks, including car park for residents of Gidds Pond Cottages; hard and soft landscaping including creation of a nature reserve (to renew existing consent 13/1163) - condition relating to limited only to occupiers directly associated with the life science, health care and medical sectors. Newnham Park Bearsted Road Weaving.

After lengthy discussion on what companies might be attracted to the site should the condition be removed members **agreed.**

Boxley Parish Council is disappointed that the original concept of a specialised medical site is being watered down but it has no material planning reasons to object.

18/500249/FULL Demolition of existing warehouse and 2 residential units; the erection of 23 single storey units with internal mezzanines for B1c, B2, B8 use and trade counter, associated car parking, servicing, landscaping and access provision. Land at Forstal Road Aylesford Maidstone.

The Parish Council has no material planning reasons to object.

18/500495/TPO Application - 1 x Holm Oak -Pruning to reduce crown height to 12m from ground level and a radial crown spread of 5m including cutting back of branches to suitable branch collars/junctions. This work is needed to give us more light and help with the amount of leaves that we have to clear up and dispose of. 44 Lombardy Drive Maidstone.

Do not wish to object, defer to the views of the landscape officer.

18/500403/FULL Erection of a part first floor side and part two storey rear extension. Formation of a bay window to the front of dwelling with a continuation of the existing pitched roof over. Insertion of a dormer window and 2no. roof lights to the front and 1no. roof light to the rear. 57 Lombardy Drive Maidstone.

The Parish Council has no material planning reasons to object.

18/500330/FULL Refurbishment and extension of existing garden centre buildings, including the enclosure of 2570 sqm GIA of existing external retail floor space to become internal retail floor space and ancillary cafe, amendments to the elevations and roof of existing buildings including installation of new cladding and roofing materials to existing glasshouses, reconfiguration of existing overflow car park, associated landscaping, and continued use of part of the site for external retail display at Newnham Court Shopping Village. Bearsted Road.

The Parish Council has no material planning reasons to object.

18/500346/FULL Erection of 115 dwellings together with associated infrastructure, open space, landscaping and access works. Lordswood Urban Extension, Gleamingwood Drive, Lordswood.

Discussion took place on the impact on the highway system and environment. KCC Highways and County Councillor Paul Carter had been contacted about the planning application. The Clerk was asked to draft a response reiterating the previous reasons for objection and to update this with the latest information on highway impact from agreed development etc. Cllr Dengate identified that lots more people are living at home and the figures factored in by a developer are not a true reflection of the actual car parking situation as evidenced by the huge parking problems created by inadequate on-site car parking. **Action: Clerk and councillors.**

8. **Planning Decisions, Appeals and Appeals Decisions**

STEM School New Cut Road, Grove Green. The parish council has been informed that the Public Inquiry will commence week beginning 21 May. Confirmation of dates and location awaited. **Noted.**

9. **Highways and Byways**

9.1 Yellow lines at junctions on Provender Way. Cllr Hinder's meeting with County Councillor Paul Carter has raised £2,000 from his devolved budget to pay for some yellow lines at junctions. St John's School has been contacted and a list of the worst junctions has been requested. It is not currently clear how far this funding will go. **Noted.**

9.2 Yellow lines Provender Way. MBC has attended twice to enforce the yellow lines and further information is being gathered concerning the status of the bus stop site. **Noted.** Cllrs Brindle and Hollands offered to check where the double yellow lines stopped on Provender Way. **Action: Cllrs Brindle and Hollands, Clerk.**

9.3 Chatham Road design, Sandling. The work is programmed for April however County Councillor Carter has queried some aspects of the design. During the work there will be periods of full and temporary closures with diversion signage and traffic control systems put in place when needed. Local residents will be receiving leaflets from KCC and the parish council will also send out information to residents. **Noted.**

9.4 Solar powered sign south of M2 bridge Lidsing Road. Solar powered sign south of M2 bridge Lidsing Road. It is a flashing speed limit sign and still required by KCC. **Noted.**

9.5 KCC Highway Works Programme. KCC Highway Works Programme has identified Section 278 Agreement Works to be undertaken in the parish.

- Maidstone Studios, New Cut Road. Zebra crossing and pedestrian crossing points. Submission received
- St Michaels Close, Aylesford. Waitrose car park, new access Awaiting technical approval.

Noted.

9.6 Junction 3 M2. The responses from Helen Whately MP and Jesse Norman MP were **received** and **noted**. Helen Whately will be taking the issue up with KCC and Highway England. **Noted.** Members identified the need to keep up the pressure.

9.7 Community Work Group. The team is currently midway through a project but should be available towards the end of March/beginning of April. **Noted.**

9.8 KCC Tree Maintenance Beechen Bank Road. KCC will be assessing the road to see if work is needed. Cllr Ivor Davies's request that there is a pressing need to clear vegetation from around the street lights is to be relayed to KCC. **Noted.**

10. **20mph speed limits**

Item requested by Cllr Constable. Defer to next meeting. Members confirmed that the information contained in the report was sufficient to enable discussion. **Action: Office.**

11. **Policy and Procedures**

10.1 Street Maintenance policy and pro forma (review). **Approved.**

10.2 Risk assessment volunteer litter pickers. **Agreed.** The Clerk was asked to review/produce a procedure of how the Parish Council would support a member of staff/volunteer who got a needle injury. **Action: Clerk.**

12. **Members Reports**
None.

13. **Volunteer Groups**
Friends of Boxley Warren. Cllr Bob Hinder reported that the group would continue to meet and will be planting an Oak tree in memory of Steve Wright. The next task day was to prepare the glade in which it would be planted. The family had thanked the parish council for its obituary for Steve in the parish newsletter. Cllr Bob Hinder will be liaising with the Clerk about any practical issues concerning the continuation of the group. **Action: Cllr Bob Hinder and Clerk.**

14. **Matters for Information**
14.1 KALC notification of KCC update to Household Waste Recycling Centre Policies. Amendments on length of trailer allowed, cost of disposal of tyres etc. **Noted.**
14.2 Annual Planning Conference 16 March 2018. Lenham Community Centre. Cllrs Brindle and Wendy Hinder asked to attend. **Action: Clerk and Cllrs Brindle and Wendy Hinder.**
14.3 Abbey Court, Boarley Lane, Sandling, felling of trees. Update on last planning application provided to members. **Noted.**

15. **Items for Next Agenda**
DoT Consultation – Proposals for the creation of a Major Road Network. **Action: Clerk.**

16. **Next Meeting**
Next Environment Committee meeting 12th March 2018 at Beechen Hall commencing at 7:30pm.

17. **Enforcement and Section 106 updates from MBC**
There were none.

Meeting closed at 9.04 pm.

Signed as a correct record of the proceedings.

Chairman Date