

**Minutes of the Environment Committee on Monday 4 February 2019 at Beechen Hall,
Wildfell Close, Walderslade commencing at 7.30 pm.**

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

1 **Apologies and absences**

Apologies: Cllr Clarke, Cllr Constable and Cllr W Hinder.

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

All members declared that they had been lobbied on planning application MA/19/500162. Cllr Willmott notified members that he was predetermined on MA/19/500162 and so would not be voting.

3. **Minutes of the Meetings 7 and 24 January 2018**

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

4. **Matters Arising from the Minutes**

4.1 Minute 3199/5.1 Yellow lines at junctions in Grove Green. The consultation received 7 responses, including the parish council's and the installation of the yellow lines will be progressed. **Noted.**

4.2 Minute 3199/5.2 Speed cushions, Boxley Village. Members noted that the work would be going ahead as planned. **Noted.**

4.3 Minute 3199/5.3 Traffic survey Boxley Village. The office has approached KCC about whether BPC can have copies of the data collected by the survey lines south of Boxley Village. KCC have been chased. **Noted.**

4.4 Minute 3200/5.4 Drainage Boxley Village. Cllr Willmott reported that the work had been completed and it looked good. He confirmed that KCC would not be undertaking any further work as there was concern that highway water would be diverted on to adjacent private land potentially causing a future problem and possible liability. Cllr Willmott also reported that he hoped that some recent drain clearance on the ESO land would ease any water flow from there. It was **agreed** that there would be **no further action** on the ESO issue. The parish council to continue to monitor the situation.

4.5 Minute 3202/8.1 S106 payment. The Clerk was asked to seek clarification on when the S106 payment had to be spent by. **Action: Clerk.**

4.6 Minute 3202/8.2 Junction 3 M2. Awaiting response from Helen Whately MP. **Noted.**

4.7 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**

18/506658/REM - Reserved Matters of appearance, landscaping, layout and scale pursuant to outline application 16/507292/OUT (outline application with access sought for development of medical campus) for construction of proposed four storey Innovation Centre office building (Class B1) and associated external works at Plot 3, Maidstone Innovation Centre, Newnham Court Way, Weaving. **Ratified** the Clerk's decision, after consulting members, *The Parish Council has no material planning reason to object but has concerns that there is insufficient on-site car parking.*

18/506691/FULL - Conversion of integral garage into habitable space, erection of first floor side extension and attached garage with internal alterations (revision of 15/509444/FULL) at Lombardy Drive, Maidstone. **Ratified** the Clerk's decision, after consulting members, *The Parish Council has no material planning reason to object.*

19/500162/FULL Erection of a dwelling with associated landscaping at Cherry Tree, Court Lodge Farm, The Street, Boxley. Cllr Willmott had declared predetermination but as a local councillor answered questions on location etc. issues. After discussion members **agreed**.

Wish to see refused for the following planning reasons:

- *It is contrary to Policy SP17 of the Local Plan. The proposed development at this location would erode the low density scattered dwelling appearance of the east side of the village, which is an important part of its character.*
- *Such development is unsustainable as the occupants would be heavily reliant upon private motor cars which is contrary to NPPF and Local Policy. Two recent Planning Inspector Decisions have highlighted this issue.*
- *The design and materials are out of keeping with a rural area and so contrary to DM1 and DM30 of the Local Plan.*
- *A previous application for stables (MA/17/504038) has a condition concerning storage of waste from the stables and this would be contravened as the current waste pile would either need to be moved closer to an existing residential property or be close to the proposed dwelling.*

The previous permitted development (MA/17/504038) was for a change of use from an orchard to equestrian use which is an acceptable development in the countryside. It is considered that the proposed dwelling is over development of the site and would have an adverse impact on the character and appearance of the area and its setting in the AONB.

If the Planning Officer is minded to permit the development the parish council requests that it is reported to the Planning Committee.

19/500013/FULL Erection of single storey garden studio in the grounds of Parsonage Farm, Boxley. *The Parish Council has no material planning reason to object.*

19/500178/LBC Listed Building Consent for proposed refurbishment works to existing dwelling at Stone House, Weaving Street, Weaving. *Do not wish to object defer to the views of the Conservation Officer.*

19/500120/FULL Conversion of existing garage to a bedroom at Galena Close, Walderslade. *The Parish Council has no material planning reason to object.*

19/500249 TPO Application to - T1 Oak Reduce by 30% to Height of and Width of 6.5. Wound at base risking to a height of 5m T2 Oak no works G1 Remove Elm, 3 x Conifer, Elderberry in fence line and trim Conifers to 7ft (1ft above fence) for maintenance purposes T2 Reduce overhang of Maple by 2m to 6m (Council owned tree) Lombardy Drive Maidstone. *Do not wish to object defer to the views of the Landscape Officer.*

19/500070/FULL Garage conversion into a playroom and utility room, replacing existing garage door with window. Brownelow Copse Walderslade. *The Parish Council has no material planning reason to object.*

19/500288/FULL Conversion of first floor above existing garage together with side extension to provide an Annexe to the main dwelling. Cadapatra, Boxley Road Walderslade. *The Parish Council has no material planning reason to object however it asks for a condition, to avoid development by stealth, that the annexe is only to be used by the property owners and cannot be developed, rented and never sold as a separate dwelling.*

18/506630/FULL – Demolition of existing dwelling and outbuildings, and erection of 2 No detached dwellings (revision to 18/500319/FULL) at Hawthorn Cottage, Dunn Street, Bredhurst. *The parish council defers to the views of Bredhurst Parish Council as the actual buildings are within its parish. There are concerns that:*

- *The design, size and bulk is detrimental to the street scene*
- *The entrance onto a main road is at a point where it is narrow, on a bend and totally unsuitable*

- *There is no available on-street parking and as garages are normally too small for modern cars this would leave 4 parking spaces for 2 four bedroom properties.*

19/500467/TPOA – TPO application Oak T12 – fell because of fungus growth Inonatus Dryadeus is Spreading. Tree is near to house and if it falls will damage said house. There is a young Oak (approx 25 years old) which we should like to use as the replacement. Medlars, Maidstone ME14 5RZ.

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

Ratified the Clerk's decision, after consulting members, that the original decision, not to object, to a planning application at Gleaners Close would not be revisited. The majority of members responded that they could not see a material planning reason to object. The original decision was therefore not changed.

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

There were none.

8. **Highways and Byways**

8.1 Public Consultation on restricted parking Road Traffic Orders for parts of Grove Green. The Clerk was congratulated on the report. After lengthy discussion members **agreed** that:

- Due to the number of conditions accompanying residents' comments it was not right for the parish council to reach a conclusion on whether Restricted Parking is put in place. Therefore, a copy of the report is to be supplied to KCC Highways so that the officer can see residents' strength of feeling.
- The parish council could suggest possible improvements that could alleviate some of the current problems without too much of an adverse impact on residents. Therefore, the parish council is to request a site meeting with KCC Highways (during school pick up time) to discuss possible additional yellow lines on other junctions and close to drop down kerbs including stretches on Provender Way to allow a 'passing area' between parked cars.

The report is to be made more widely available to residents with an explanation of what is being proposed by the parish council. **Action: Clerk.**

Borough Councillor Bob Hinder requested clarification on the proposed road closure of Grovewood Drive North and New Cut. **Action: Office.**

Borough Councillor Bob Hinder notified members that, as he had been approached by Ward residents, he would be talking, on their behalf, to the Chairman of Maidstone Joint Transport Board about the possible opening up of Averanches Road to try to lighten the load on the New Cut Road junctions,

8.2 Walderslade Woods Road Crash Data. Crash data on the incident on 14 October is not available. **Agreed** return to agenda

8.3 Maidstone Joint Transportation Board. Works Programme. **Noted.**

8.4 KCC Highway Steward report on local issues.

- Boxley Road work is currently being carried out on several trees that have fallen due to the heavy snow on Friday night. **Noted.**
- Walderslade Woods Road (A2045) was closed all weekend reopening Sunday night at 8.30pm with over 100 trees falling due to the heavy snow on Friday night. **Noted.** The Chairman and members asked that their thanks to Mrs Melanie Fooks Assistant Clerk and Mrs Angie Candy Admin Assistant for their work over Friday and the weekend be minuted. The Clerk confirmed that KCC had been aware of the the poor state of the trees along Walderslade Woods Road as they had been reported by the parish office and residents on numerous occasions. 24 hours before the snow storm the parish office had been contacted by KCC and informed that work was being programmed.
- Yelsted Lane and Westfield Sole Road is down for pot hole repairs. **Noted.**

- Harp Farm Road has a flooding issue, investigation has taken place in the drains and further investigation with a camera is required to source the problem. **Noted.**

CLlr Bob Hinder requested that the footway blockages on Boxley Road and Beechen Bank Road, from shrubs flattened by the snow, are reported. **Action: Office.**

9. **Policy and Procedures**

Review of Policies and Procedures Calendar 2019/2020. **Agreed.**

10. **Members Reports**

CLlr Bob Hinder’s report was received and **noted.**

11. **Volunteer Groups**

CLlr Ivor Davies reported that the 3 February task day had been cancelled.
CLlr Bob Hinder reported that the Friends of Boxley Warren would be holding a meeting too discuss whether it would fold.

12. **Matters for Information**

Coppicing Wents Wood and Five Acres Wood. Programmed for late 2019 – early 2020. **Noted.**

13. **Items for Next Agenda**

Requests for items to be included on the agenda to be submitted no later than 11 March 2019. **Noted.**

14. **Next Meeting**

Next full Environment Committee meeting 18 March 2019 at Beechen Hall commencing at 7:30pm. **Noted.**

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

Members received a verbal update on an outstanding issue.

Meeting closed at 8.50 pm.

Signed as a correct record of the proceedings.

Chairman Date