

**Minutes of the Environment Committee on Monday 20 May 2019 at Beechen Hall,
Wildfell Close, Walderslade commencing at 7.35 pm.**

Present: Mrs W Hinder (Chairman), Mrs A Brindle, Ms 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, Mrs M Fooks Assistant Clerk and two members of the public.

1 **Apologies and absences**

None as all members present.

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

None.

3. **Minutes of the Meetings 1 & 8 April 2019**

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

4. **Matters Arising from the Minutes**

4.1 Minute 3238/4.1 Yellow lines at junctions in Grove Green. Installation of yellow lines has been completed. **Noted.**

4.2 Minute 3238/4.3 Junction 3 M2. Waiting Government response to 10 MPs request for action on local infrastructure. **Noted.**

4.3 Minute 3243/7.1 Westfield Sole Road request for Do not follow SatNav sign for HGVs to access the Bredhurst Industrial Area. KCC are requesting that a Highway Improvement Plan is completed for any such requests. **Noted. Action office.**

4.4 Minute 3243/9 Litter bin New Cut Road. Request for a new bin submitted to MBC. Response awaited. **Noted.**

4.5 Any other matters arising from the minutes not on the agenda. **None.**

The meeting was adjourned to allow a member of the public to voice his concerns regarding the Waste and Recycling Sites at Shawstead Road, Hoath Way and Cuxton being accessible to Medway Residents only from 3rd June 2019. Cllr Bob Hinder confirmed that this reaction from Medway is because KCC will charge charging for the disposal of soil, rubble and plasterboard at its sites. He also stated that the Parish Council is very concerned and has contacted County Cllr Paul Carter and Mike Whiting Cabinet Member requesting an urgent meeting. He will contact William Cornell, MBC who is responsible for the removal of flytipping across the borough to see what financial impact this will have on MBC.

5. **Planning Applications for Consideration**

Ratifications

MC/19/0765 Outline planning application with some matters reserved (appearance, layout, scale and landscaping) for construction of up to 800 dwellings, primary school, supporting retail space of up to 150sqm and GP surgery with associated road link between North Dane Way and Pear Tree Lane and other road infrastructure, open space and landscaping. Land at East Hill Chatham Kent. To **ratify** the Clerk's decision, after consulting members,

Objection.

Reasons for refusal:

1. The proposed development will be on greenfield land that is a substantial tract of undeveloped land extending from the North Downs as a green wedge into the heart of the urban area.

The area:

- Provides a wider landscape setting for Capstone Farm Country Park.
- Contributes to the setting of the Kent Downs AONB to the south and the M2 motorway.

- Contributes significantly to informal open space needs of the communities which adjoin it.
- Prevents coalescence of Lordswood/ Princes Park/Walderslade and Hempstead.

It is considered that development would be contrary to BNE25 Development in the Countryside, BNE34 Areas of Local Landscape Importance.

2. The likely proximity to wildlife habitats, ancient woodland and woodlands, with the associated lighting and activity and likelihood of informal and harmful recreational use, of the proposed houses and gardens, will further adversely impact on flora and fauna habitats and the visual amenity to the wider area. The proposal is therefore considered contrary to the provisions of paragraph 118 of the NPPF 2012 and BNE37: Wildlife Habitats.
3. It will have an unacceptable visual and sensory impact on the rural character of the area. The importance of which is identified in the Medway classification of it as an Area of Local Landscape Importance. It is considered that development will be contrary to section (ii) of BNE1: General Principles for build development.
4. It is an incongruous and out of character incursion of built development into undeveloped countryside which will result in the irretrievable loss of agricultural land.
5. This site will generate significant amounts of traffic all of which will need to use the current local highway infrastructure which as best can be described as being unable to cope with current levels, especially along Princes Avenue and also the roads linking the site to Chatham and Gillingham. There will be an unacceptable increase in the localised congestion that is already being experienced and a negative impact on road safety for pedestrian, cyclists and other road users. Vehicles to the south of the main site are likely to travel through Lordswood, again causing impacting on the local roads. Walderslade Woods Road will be used to access the M2 at Junction 3 and the A229 for traffic wishing to access the M20 and the parish council is of the opinion that the infrastructure will not cope. The development of the Lower Thames Crossing will result in a massive increase in vehicular movements at junction 3 especially of HGVs. KCC has already identified that the roundabouts at junction 3 are operating beyond design capacity. Access to Maidstone will be via Boxley Village using a C road that is already heavily used. Other roads in the area, Westfield Sole and Harp Farm Road, are already used will beyond their capacity as they are little more than country lanes. It is an everyday occurrence for traffic to queue before the entrance to Boxley Village, sometimes from the top of Lidsing Hill, and to find a continuous queue from the village through to Penenden Heath at am peak times and the reverse back to Boxley and beyond at pm peak. It is considered that the development will be contrary to BNE2 Amenity Protection (iii) Activity levels & traffic generation.
6. In the absence of legal agreement being in place to secure developer contributions in connection with education, health, recreation and community services, the development will place additional demands on local services without provision first being in place to ensure that the additional demands placed on these services are being met. The proposal will therefore result in an intensified use of these facilities to the detriment of existing users. The proposed development is close to the administrative boundary with Kent and Maidstone and these areas will be adversely impacted upon so section 106 payments should also used outside of the Medway boundary.
7. The area is within the setting of the North Downs AONB and is also a water catchment area so development will potentially have an adverse impact on both.

19/501283/FULL 28 Lombardy Drive. To **ratify** the Clerk's decision, after consulting members, to respond to the Planning Officer that members "*are now happy for the Planning Officer to make the decision under delegated powers as, due to the recent changes made to the design, they no longer wish to object*".

Decisions

19/502224/OUT Outline Application with access, layout and scale matters reserved for demolition of existing cattery and outbuildings and erection of a detached 3 bed dwelling house with access and parking. Lavender Cottage Bearsted Road Weaving ME14 5LD. It was agreed the office would draft a response and circulate to members out of meeting.

19/501936/TPOA TPO application to fell one Hornbeam; Remove crossing branch on one Hornbeam over footpath; Reduce height of one Silver Birch to 6m; Reduce one Hornbeam to 2m radial distance; Sever Ivy on one Hornbeam. 1 Wildfell Close Boxley Kent ME5 9RU. *Do not wish to object. Defer to the views of the Landscape Officer.*

19/502075/FULL Erection of a part two storey, part single storey rear and side extension, loft conversion with dormer to rear and 2no. roof lights to front. External insulation with render to the remainder of the original structure. Retaining wall to the rear garden. (Part retrospective). 4 Burleigh Drive, Boxley Maidstone Kent ME14 2HY. *The Parish Council has no material planning reason to object. However, it does not like retrospective/part retrospective applications.*

19/502419/TPOA – TPO Application – T1 Crown reduce 1 x Oak starting height 19m remaining height 15m, starting width 10m remaining width 7m at 23 Celestine Close, Walderslade, ME5 9NG. *Do not wish to object. Defer to the views of the Landscape Officer.*

19/502418/TPOA – TPO Application to (T1) reduce lateral limbs overhanging by up to 30% starting width 11.5m and remaining width 8m (to reduce overhang to garden and reduce weight of leaning tree) at 10 Aston Close, Boxley, ME5 9JW. Deadline: 4 June 2019. *Do not wish to object. Defer to the views of the Landscape Officer.*

19/500765/OUT – Revised details concerning the outline application at Gibraltar Farm, Ham Lane, Hempstead, Gillingham, Kent, ME7 3JJ. It was agreed the office would draft a response and circulate to members out of meeting.

19/502316/FULL- Demolition of existing garage, conservatory and snug. Erection of single storey rear extension and two storey side extension at 4 Henley Fields Weaving Maidstone Kent ME14 5UY. *The Parish Council has no material planning reason to object.*

19/502280/LBC - Listed Building Consent for erection of new porch and single storey rear extension, internal alterations, installation of CCTV, refurbishment works and changes to fenestration at Boarley Farm, Boarley Lane, Sandling, Maidstone Kent ME14 3BS. *The Parish Council has no material planning reason to object. Defer to the views of the Conservation Officer*

19/502279/FULL- Erection of new porch and single storey rear extension with installation of CCTV, refurbishment works and changes to fenestration at Boarley Farm Boarley Lane Sandling Maidstone Kent ME14 3BS. *The Parish Council has no material planning reason to object. Defer to the views of the Conservation Officer*

19/502331/FULL - Conversion of garage into family room and erection of a single storey rear extension at St Louis Weaving Street Weaving Maidstone Kent ME14 5JR. *The Parish Council has no material planning reason to object.*

19/502430/TPOA - TPO Application T1 Twin stemmed Sweet Chestnut, Reduce by approx. 40% Starting Height 22m Remaining Height 13m Starting Width 3.5m Remaining Width 2.5m (mostly reducing height). Heavy lean over garage and on a bank. T2 Oak Lift to 5m garden side and reduce laterals by 2m (x 3 branches over the garden). encroaching into neighbouring property Starting Width 7.5m Remaining Width 5.5m G1 Pollard 3 x Sweet

Chestnut Starting Height 13m Remaining Height 7m for maintenance purposes. T3 Reduce Beech by 30% Starting Height 16m Remaining Height 10m Starting Width 5m Remaining Width 3.5m for maintenance. T4 Reduce Oak by 30% Starting Height 19m Remaining Height 14m Starting Width 4.5m Remaining Width 4m. Dieback in crown. T5 Fell Oak - Tree is almost dead, only small amount of green foliage at Newnham Court Shopping Village Bearsted Road Weaving ME14 5LH.

Do not wish to object. Defer to the views of the Landscape Officer.

19/502394/TPOA – TPO application to remove three conifer type trees at Vinters Park Crematorium, Bearsted Road Weaving Maidstone ME14 5LG. Deadline: 4 June 2019.

Do not wish to object. Defer to the views of the Landscape Officer.

19/502491/TPOA – TPO Application to T1 Sweet Chestnut – Reduce 1 limb on South East Side by approximately 3-4m leaving an overall crown width of 5m at 15 Silver Tree Close, Boxley ME5 9ST. *Do not wish to object. Defer to the views of the Landscape Officer.*

6. **Development Popes Field, Weaving**

Discussion took place on what measures, if any, could be taken with regards to the decisions. Cllr Huntingford proposed seconded by Cllr W Hinder that as Parish Councillors were not experts the Parish Council employ the services of Lindsay Frost a Planning Consultant used by KALC. The Clerk was asked to obtain costs and then email members out of meeting for their views. **Action office.**

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

7.1 There were none

7.2 Cllr Willmott suggested that when BPC is attending an MBC planning committee meeting to object to a planning application it uses the time it is given more effectively by outlining the conditions the PC would like imposed if the planning officer is recommending permitting the application.

8. **Highways and Byways**

8.1 KCC works programme. **Received and Noted.**

8.2 MBC Off Street Parking Places Order Charges Cobtree Manor Park. Members were not in favour of the newly proposed charges and **agreed** to send a written objection. They also proposed that a community alert is sent to encourage residents to submit their responses too by the closing date of 31 May 2019. **Action office.**

8.3 Crash Data Walderslade Woods Road. Members **received** the Clerk's report and were extremely unhappy that the data available was almost 9 months out of date with no indication as to when more recent data would be released. A FOI request to the DoT and a letter of complaint to Paul Carter, Leader of KCC was requested. **Action office/Cllrs.**

8.4 Traffic survey Boxley Village. Members **received** the travel movement data from the survey and **agreed** it was very useful for any future need/comparison.

8.5 KCC Highways and Transportation message to Parish and Town Councils about Working better Together. Members **noted** the Clerk's report and agreed that all KCC was trying to do, was pass the buck and force more expenditure on to Parish Councils. It was **agreed** the office would look at converting its current wish list of highway improvements to a KCC's highways improvement Plan and a MBC's CIL request form. Concerns were raised that this type of expenditure was unsustainable and Parish Councils carry the burden of having to refuse residents requests. **Action office.**

8.6 Yellow lines in parish. Members **received** the Clerk's report and **agreed** that DYL's should also be placed on the converted wish list detailing the suggested locations. **Action Office.**

8.7 KCC Planned Tree Work. Members **received** and **noted** the schedule.

9. **Policy and Procedures**

- 9.1 Site Traffic Management Informative Note. Members reviewed and amended the note and **agreed** that it should remain in use. **Action Office.**
- 9.2 Review of Training needs. Members were asked to notify the office of any events they wish to attend. **Action Cllrs.**

10. **Members and Officer’s Reports**

Land To the rear of Tesco Grove Green. Members received the Clerk’s report and Cllr Bob Hinder **agreed** to write to Helen WHATELY MP, to see if she could progress this. It was **agreed** that if she could not then there would be no further action from the office. **Action Cllr B Hinder.**

11. **Volunteer Groups**

None supplied.

12. **Matters for Information**

Notification from Medway Council regarding changes to the Waste Recycling Sites in Medway to stop non Medway residents from using them. Members discussed the impact of this action on residents particularly in the northern part of the ward and have agreed that as well as the proposed action (agreed under the open session at the beginning of the meeting) a request for current fly tipping figures from MBC would be used with a view to monitoring any increases. **Action Office.**

13. **Items for Next Agenda**

Requests for items to be included on the agenda to be submitted no later than 3 June 2019. **Noted.**

14. **Next Meeting**

Next full Environment Committee meeting 10 June 2019 at Beechen Hall commencing at 7:30pm. **Noted.**

As no members of the public were present the Chairman did not pass a resolution but notified members that the meeting was going into confidential session.

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

Enforcement. Members **received** the MBC notification that no CIL payments were due to the Parish Council. Cllr Bob Hinder confirmed that the occupant of Bell Lane which has been under surveillance for some time by various agencies had pleaded not guilty to running an illegal waste site. This has now been sent to Crown Court in October. It has been acknowledged that it will costs hundreds of thousands of pounds to clear and clean the site.

Meeting closed 9.35pm.

Signed as a correct record of the proceedings.

Chairman Date