

Minutes of the Environment Committee on Monday 3 June 2019 at European School of Osteopathy, Boxley Village commencing at 8.06 pm.

Councillors present: Mr Ivor Davies (Chair), Mrs L Clarke, Mr D Hollands, Mrs Pat Huntingford and Mr J Willmott and Mrs P Bowdery (Clerk).

As both the Cllr Wendy Hinder and Cllr Brindle were not present members agreed that Cllr Ivor Davies would chair the meeting.

1. **Apologies and absences**

Apologies: Cllrs Brindle, Constable, B Hinder and W Hinder.

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

All members declared that they had been lobbied on 19/502075.

As no members of the public were present the meeting was not adjourned.

3. **Planning Applications for Consideration**

19/502236/AGRIC Prior Notification for proposed agricultural building. For its prior approval to: -Siting, design and external appearance. Tyland Farm Chatham Road Sandling Maidstone Kent ME14 3BB. **Ratified** the Clerk's decision, after consulting members, *The parish council has no material planning reason to object however it would like to see a condition imposed that restricts the use of the building restricted to the storage of farming equipment that is needed to work the owner's land.*

19/500765/OUT. Gibraltar Farm Ham Lane Hempstead Gillingham Kent ME7 3JJ. Outline Application (with all matters reserved except access) for the erection of up to 450 market and affordable dwellings, childrens nursery and supporting retail space up to 150sqm, with provision of access; estate roads; cycle and pedestrian routes; residential and community open space and landscaping; off-site highway improvements including realignment of Lidsing Road and change to prioritisation of the junction of Lidsing Road/Forge Lane. **Ratified** the Clerk's decision, after consulting members, *The parish council objects on highway grounds, specifically the impact on the health and safety of other road users and the impact on the local highway infrastructure on Lidsing Road, Forge Lane, Westfield Sole Road, Yelsted Lane, Harp Farm Road and also the M2 junctions 3 and 4.*

The proposed work will create a 'fast' route away from the proposed development towards Maidstone and the M20, via Boxley Village, and Walderslade for access to junction 3 of the M2 which is already operating beyond design capacity. The effect of the proposal to improve and realign Lidsing Road would, it is considered, attract additional vehicle movements along what will suddenly return back to poorly maintained narrow country lanes creating safety issues and congestion. In a recent survey (November 2018) Boxley Village recorded an average 52,391 vehicular movements per week, the single road through the village is unclassified and any additional traffic would have a severe and direct impact on the residential properties that line the road as it is a linear village.

19/502386/FULL: Demolition of existing conservatory and erection of replacement single storey extension with light weight solid roof. The Walled Garden Styles Lane Boxley.

The Parish Council has no material planning reason to object.

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

The parish council wishes to see the application refused on the following grounds:

The development is within the defined buffer of retained designated ancient woodland and is contrary to NPPF legislation requiring the protection of ancient woodland and also DM3 of the Maidstone Local Plan.

The resubmission reduces the car parking spaces from 20 to 16 and the parish council considers that the application does not fulfil the requirement of the MBC refusal for 18/505264 which clearly states that "the council will seek to the removal of the hardstanding and it's restoration as an area capable of regenerating as woodland." The removal of only a fifth of the current hardstanding will make little impact on restoring and regenerating the woodland that was previously there.

Should the Planning Officer be minded to permit the development then the parish council requests that this application is reported to the Maidstone Planning Committee.

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. Members requested that MBC be contacted to slightly amend the previous response to now include *'however there are concerns about the size and bulk of the rear extension and the effect on neighbours'*.

4. Next Meeting

Next Environment Committee meeting 10 June 2019 at Beechen Hall, Wildfell Close, ME5 9RU commencing at 7.30pm.

Meeting closed at 8.55pm.

Signed as a correct record of the proceedings.

Chairman Date