

**Minutes of the Environment Committee on Monday 10 June 2019 at Beechen Hall,
Wildfell Close, Walderslade commencing at 7.30 pm.**

Present: Mrs W Hinder (Chairman), Mrs A Brindle, 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.

1 **Apologies and absences**

Apologies: Cllr Clarke.

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

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

3. **Minutes of the Meetings 13 & 20 May 2019**

The minutes were agreed and signed as a correct record.

4. **Matters Arising from the Minutes**

4.1 Minute 3253/4.1 Yellow lines at junctions in Grove Green. The KCC notification that without personal injury statistics showing a need it would not install yellow lines was **noted**.

4.2 Minute 3253/4.2 Junction 3 M2. Waiting Government response to 10 MPs request for action on local infrastructure. Cllr Bob Hinder **agreed** to contact Helen Whately MP.

Action: Cllr Bob Hinder.

4.3 Minute 3253/9 Litter bin New Cut Road. Request for a new bin submitted to MBC. The parish office was asked to chase regarding whether a bin will be installed. **Action: Office.**

4.4 Minute 3256/8.3 Crash Data. Data could not be provided if there was an outstanding Police investigation, Inquest or Coroner's hearing and as there had been a fatality on the road this accounted for the information not being released. **Noted.**

4.5 Minute 3257/10 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.**

4.6 Minute 3256/8.2 Off street parking places order changes, Cobtree Manor Park. Member's **ratified** the decision to change their initial response, having received more information, to no objection.

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**

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.

Ratified the Clerk's decision, after consulting members.

Wish to object to the above application and report it to the planning committee for the reasons set out below:

- *The location and siting of the proposed 3 bed dwelling house.*
- *The proximity to the properties to the north (i.e Primrose Cottage and Holly House)*
- *Orientation of the site and spatial relationship with the said curtilages:*

The proposed 3-bedroom dwelling house is likely to cause serious harm to residential amenities of occupiers of the affected curtilages by the sheer bulk of the property and being overbearing and intrusive, which is unacceptable. Concerns were also raised about the loss of daylight/sunlight through overshadowing.

19/502589/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. 14 Greensands Walderslade.

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

19/501529/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 at 49 Olivine Close, Walderslade.

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

19/502254/FULL Conversion of garage into bedroom with insertion of side window and replacement of garage door with bay window. 28 Wingrove Drive Weaving.

The Parish Council has no material planning reason to object.

19/500417/FULL Erection of a retaining wall (Retrospective). Hillside Harbourland Close Boxley.

The Parish Council has no material planning reason to object. The council is totally against retrospective planning applications as they erode the LPA's right to control planning by influencing design and imposing mitigation conditions. It is regretful that the lack of foresight by the developer or their contractor has resulted in a retrospective application.

19/502729 Advertisement Consent for 1no. internally illuminated double sided pylon sign. Brooklyn Park Chatham Road Sandling.

The Parish Council has no material planning reason to object.

19/502760 TPO application for consent to crown reduce 1 (no) Oak tree in front garden to leave canopy diameter of 6m at its broadest point; to thin crown by 10%; and to remove dead wood and epicormic growth. 12 Iris Close Walderslade.

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

19/502916 TPO application to remove T1 Silvertree excessive leaning over neighbours 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 at 1 Bracken Hill, Walderslade.

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

Returned to agenda at request of Cllr Willmott. 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 Clerk was asked to contact the planning officer to ask about the cladding and render that was being applied.

6. **Planning Decisions, Appeals and Appeals Decisions**

18/500535 Retrospective Planning application for erection of a detached garage, stores and workshop. Cossington Fields Farm, Bell Lane, Walderslade. REFUSED BY MBC. **Noted.**

18/504144 replacement barn workshops at the site. PERMITTED.

18/506119/FULL Appeal Ref(s): APP/U2235/D/19/3228655. Construction of a double garage with pitched roof. 22 Gleaners Close Weaving Maidstone. REFUSAL by MBC WRITTEN APPEAL lodged with Planning Inspectorate.

18/503492/OUT Outline application for erection of a care home (Use Class C2) with access to Bearsted Road including landscaping, parking and associated works. Matters of appearance, landscaping, layout and scale are reserved for future consideration. Land At Junction Of New Cut Road And Bearsted Road Weaving Kent. REFUSED by MBC.

7. **Development Popes Field, Weaving**

After careful consideration of the report concerning the possibility of a judicial review members **agreed** that there would be **no further action to fight the MBC decision to**

permit the development. The Clerk was asked to produce information that could explain the background to the decision. **Action: Cllr Bob Hinder and the Clerk.**

Cllr Bob Hinder reported that the Archaeological survey had been completed on the site and that an MBC committee was being set up to liaise with DHA concerning the KIMS site.

8. **Highways and Byways**

8.1 Highway Improvement Plan (HIP)/Infrastructure Spend Plan (ISP)/BPC Wish List. Members' **received** and **noted** the update on the work to convert the current wish list to the formats required by MBC and KCC. Members' **agreed** that an update is sent to residents with notification that suggestions for projects would be accepted once the initial work had been completed by the committee. **Action: Clerk.**

8.2 KCC soft landscaping work programme. **Received** and **noted.**

8.3 Road naming on development on land west of Eclipse Park, Sittingbourne Road, After discussion it was **agreed** that members would submit any ideas and that Robin Ambrose, local historian, would be approached for suggestions. Members to be supplied with a list of suggested road names for them to vote upon. **Action: Councillors and Clerk.**

9. **Policy and Procedures**

Planning Responses that are available to the committee to respond to planning applications. **Noted.**

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

Borough Councillor Brindle gave a report on her attendance at the Planning Committee regarding the development of 89 houses at Gleamingwood Drive. She reported that she had spoken as a Borough Councillor but also Parish Councillor and as planning permission had already been granted she was only allowed to comment on a few issues. Issues she commented on were: paths now being put in the agreed buffer zone between the houses and Ancient Woodland and MBC members agreed that these should be removed from the plan; the distance from the proposed pumping station to the nearest property was 12m instead of the required 15m: to stop access by motorbikes a gate, rather than bollards, should be erected on the emergency access on Westfield Sole Road, agreed; and that opposite the entrance to the biomass and pumping station was an open space on a bend and there was concerns about children's safety. Cllr Brindle also reported that the planning department was investigating, with the applicant alternative renewable energy options to replace the proposed biomass. Cllr Brindle also made the point that this application had been outstanding for many years with different options and issues being put forward.

11. **Volunteer Groups**

No reports submitted.

12. **Matters for Information**

Received and **noted.**

12.1 Medway Household Waste Recycling Centres. Update that Maidstone residents would be able to, with the production of ID, access the Medway sites for the next 18 months.

12.2 Changes to Permitted Development.

12.3 KCC Tree work Walderslade Woodlands, neat stacking of wood. The situation regarding the removal of trees on an area between a residential property and Boxley Road was discussed but as this was private land and the trees were not protected there was nothing that could be done.

12.4 Notification of Temporary Road Closures around Grove Green. Borough Cllr Bob Hinder reported that he has contacted Maidstone Joint Transport Board about bringing the issue of the ransom strip at Averanches Road up again.

13. **Items for Next Agenda**

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

14. **Next Meeting**

Next full Environment Committee meeting 8 July 2019 at Beechen Hall commencing at 7:30pm.

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**

An update on a recent issue was provided to members.

Meeting closed 9.04pm.

Signed as a correct record of the proceedings.

Chairman Date