

Beechen Hall, Wildfell Close, Walderslade, Chatham, Kent. ME5 9RU

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**A G E N D A**

**To All Members of the Council, Press and Public**

There will be a meeting of the Environment Committee on Monday 11 December 2023 at 7.30pm at Beechen Hall, Wildfell Close, Walderslade, ME5 9RU.

1. **Apologies and absences**

To receive and accept apologies for absence.

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

Members are required to declare any interests, dispensations, predetermination or lobbying on items on this agenda. Members are reminded that changes to the Register of Interests should be notified to the Clerk.

**Public Session at the discretion of the Chairman. Parishioners may address the meeting with regard to any item on the Agenda (time limited to 3 minutes per person). Items not on the Agenda must be submitted to the Clerk in advance of the meeting. Non-parishioners are only able to address the meeting at the invitation of the Chairman.**

1. **Minutes of the Meeting held on 13 November 2023** (previously circulated)

To consider the minutes and if in order sign as a true record.

1. **Matters Arising from the Minutes**

Any other matters arising from the minutes not on the agenda.

1. **Planning Applications for Consideration – DECISION**

To consider applications received. See report (Page 3).

1. **Ratifications**
2. **Planning Decisions, Appeals and Appeals Decisions – INFORMATION**

To receive and consider any information. See report (page 3-4).

1. **Highways and Byways - DECISION**

8.1 Highways Improvement Plan. (Page 4-7)

8.2 Junction 3 of the M2/Bluebell Hill

8.3 A249 Bearsted Road Major Infrastructure Project.

8.4 Boxley Village Society

8.6 Any Highways issues raised at the meeting.

1. **Policy and Procedure – Review**
2. **Task List** (Page 8)
3. **Members and Officer’s Reports**

11.1 To receive any reports or notification of issues from members

1. **Residents’ Concerns** (Page 7)
2. **Sandling** (Page 7)

No update

1. **Consultations**

None on this Agenda

1. **Volunteer Groups – INFORMATION**

To receive any reports.

1. **Items for Next Agenda – DECISION**

Requests for items to be included on the next agenda.

1. **Next Meeting**

Next Environment Committee meeting 8 January 2024.

**In view of the confidential nature of the item about to be transacted, it is advised that the public and press will be excluded from the meeting for the duration of the following items**.

1. **Enforcement and CIL/Section 106 updates from MBC** (Page 7)

To consider any updates received.

Daniela Baylis

Daniela Baylis

Clerk to Boxley Parish Council Date: 5 December 2023

**Supporting agenda papers for the Environment Committee Meeting 11 December 2023. The Chairman will assume that these have been read prior to the meeting.**

Councillors wishing to suggest changes to any policy or procedure document in this agenda should notify the office, in writing, at least three working days in advance of the meeting to allow details to be circulated at the meeting (or in advance if particularly contentious).

**Item 5. Planning Applications**

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**23/504605/ADV Unit C, Aylesford Wharf, Forstal Road, Aylesford**

Advertisement Consent for 1no. internally illuminated ‘Laguna Motorcycles’ fascia sign, 2no internally illuminated ‘Triumph’ hanging fascia signs, 1no. internally ‘Triumph’ logo sign, and 1no. ‘Aylesford Wharf’ fascia sign

**23/504604/FULL Unit C, Aylesford Wharf, Forstal Road, Aylesford, ME20 7AD**

Alterations to floor mexxanine, including raising of roof height to existing side annex (part retrospective)

**23/505431/TPOA 1 Ploughmans Way, Boxley, ME5 9DE**

TPO application to fell two Ash trees, trim back one Chestnut tree to boundary.

**23/505433/LAWPRO 12B Greensands Boxley Kent ME5 9DQ**

Lawful Development Certificate for proposed garage conversion into self contained Annexe.

**23/505413/NMAMD Lordswood Urban Extension Gleamingwood Drive Lordswood Kent**

Non Material Amendment to 18/505455/REM : Approval of Reserved Matters for Access, Appearance, Landscaping, Layout, and Scale, pursuant of 15/503359/OUT - Outline application with all matters reserved for residential development (approx 89 dwellings) plus open space, biomass plant and access road (plus emergency access).

**23/505448/PNEXT Avalon Boxley Road Walderslade Chatham Kent ME5 9JE**

Prior notification for a proposed single storey rear extension which: A) Extends by 5.1 metres beyond the rear wall of the original dwelling. B) Has a maximum height of 3.1 metres from the natural ground level. C) Has a height of 3 metres at the eaves from the natural ground level.

**23/505402/TPOA 44 Lombardy Drive Maidstone Kent ME14 5TB**

Tree Preservation Order application : T1 Holm Oak to be pruned back to remove the last three years growth. Reduced to 12m from ground level and a radial crown spread of 5m. The Tree is very big and restricts the amount of light coming into our garden.

**23/504980/FULL Maidstone Innovation Centre, Gidds Pond Way, Weavering, ME14 5FY**

Change of use of the existing building from use as offices and research and development (Use Class E(g) (i) and (ii)) to use as offices, research and development and medical services (Use Class (E (g) (i) and (ii) and Use Class E (e).

**Item 6. Ratfications**

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**23/504963/FULL 5 Wents Wood, Weavering, ME14 5BL**

Erection of a two storey side extension and single storey rear extension including 4no rooflights and changes to fenestration.

**Boxley Parish Council** have no material planning reasons to object to this application.

**23/505108/TPOA Alexandra Hospital, Impton lane, Waldersalde, ME5 9PG**

TPO application to crown raise on Turkey Oak (T701) t o4m. Fell two purple narrow leaved Ash (T703 and T704), fell one Walnut (T705) and fell one Silver Maple (T706)

**Boxley Parish Council** defer to the views of the Tree Officer.

**23/504849/FULL New Meadow House, Weavering Street, Weavering, ME14 5JH**

Erection of a part single storey rear extension with pitched tile roof including rooflight and a part two storey rear extension with an extended hipped pitched roof and changes to the fenestration.

**Boxley Parish Council** object to this application at it contravenes the following policies of the Maidstone Borough Local Plan.

DM1 It does not respect the amneities of the neighboring properties.

DM9 It does not safeguard the privacy, daylight and maintenance of a pleasant outlook for adjoining properties.

DM11 the development as proposed will result in a significant loss of privacy, light and outlook for the adjacent properties.

**23/505187/FULL Boarley Farm, Boarley Lane, Sandling, ME14 3BS**

Change of use of residential outbuilding to ancillary use, replacement of roof and associated alterations and repairs, internally and externally

This would appear to be part of a Listed Building complex for which consent is requested. For this reason Boxley Parish Council defer to the views of the Conservation Officer.

**23/505253/TPOA 26 Goldstone Walk, Boxley, ME5 9QB**

Proposal: Tree preservation: T1 – prune back to old points 1no. mature Goat Willow, by 2m to leave 6m stem with 2m laterals as per previous pruning. T2 – fell 1 no. dead Goat Willow. T3 – prune back to previous pruning points 2m reduction on 1 no. Goat Willow. To leave 6m stem with 2m laterals as per previous pruning. T4 0 prune back from overhanging garden by 1.5m one Sweet Chestnut. Leaving stem height at 5m with laterals 1m. T5 – prune back from overhanging garden by 1.5m one Elder. Leaving stem height at 4m with laterals 1m

**Boxley Parish Council** defer to the views of the Tree Officer.

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

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| --- | --- | --- | --- |
| 23/504101/FULL | Unit 7 Aylesford Business Park St Michaels Close Aylesford Kent ME20 7US | Creation of a new external secure generator compound and extension to existing Heras fencing on eastern elevation. Erection of raised gantry and installation of 4no. new mounted condenser fan units on southern elevation and associated works. | Application granted  BPC did not object |
| 23/504038/TPOA | 49 Lombardy Drive Maidstone Kent ME14 5TB | TPO application to crown reduce one Oak tree: Northern spread of 7m to 5 m; Eastern spread of 8m to 6 m; Southern spread of 7 m to 5m; Western spread of 6.5 m to 5m; Height from18m to 16m; Crown lift from 3m to 4m above ground level. | Application granted  BPC did not object |
| 23/503796/TPOA | East Lodge New Cut Road Maidstone Kent ME14 5PT | TPO Application to fell one yew tree to ground level and grind the main rootball of the stump to a depth of up to 150mm below ground level. To mitigate the loss we propose to replace the tree with a new sapling to be approved at a distance no less than 7.5 metres from dwelling. Other works on sketch plan we believe do not fall within needing planning permission as are all post 1955. However these works would we believe require notification to Tree Officer. | Application refused.  BPC objected |
| 23/503778/TPOA | 11 Sylvan Glade Walderslade Chatham Kent ME5 9PW | TPO application to re-pollard one Oak to previous pruning points, resulting in a height of 15m and radial spread of 5m. | Application granted  BPC did not object |
| 23/503071/TPOA | 16 Trotwood Close Boxley Kent ME5 9JU | TPO application to reduce two Oaks (one multiple stem) to a height of 15 metres and radial spread of 6 metres | Application granted  BPC did not object |
| 23/502560/TPOA | 18 Round Wood Close Walderslade Kent ME5 9UL | TPO application to remove overhanging Hornbeam Tree branches from tree at no. 17 Round Wood Close, back to boundary. | Application granted  BPC did not object |

**Application Number: 23/504229/FULL Address: La Torre Boxley Road Walderslade Kent ME5 9JE**

Proposal: Conversion of existing 3no. flats to a single residential dwelling, including erection of 2no. rear and 1no. front dormers, and erection of 1no. detached dwelling with associated parking

**Comment:Boxley Parish Council object** to this application for the following reasons:

1. The proposed dwelling by reason of its siting size and design will still give a cramped appearance to the street scene contrary to Policies DM1 and DM11 of the Maidstone Borough Local Plan.

2. The land is actually part of the garden of La Torre and this dwelling would constitute over development of the site and the loss of habitat for wildlife.

3. It is very close to both neighbouring properties and will have an overbearing impact on both La Torre and Swiss Cottage. This would result in a loss of outlook and light for La Torre and a loss of light and privacy to the rear and garden of Swiss Cottage contrary to Policies DM1 and DM11 of the MBC Local Plan

4. The hornbeam tree has significant amenity value and its loss would have a negative impact on the street scene.

5. There is only one proposed parking space for the new dwelling plus one garage. This is inadequate and will lead to increased parking on the street which is already an issue as it is narrow with no pavement.

If the Case Officer is minded to approval Boxley Parish Council would like this application determined by the Planning Committee.

**The Council hereby GRANTS permission/consent for the proposal** referred to above subject to the following Condition(s):

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

1. The development hereby permitted shall be carried out in accordance with the following approved plans: Drawings numbered - 2332 01, 2332 02, 2332 03, 2332 04, 2332 05, 2332 06, 2332 07, 2332 08, 2332 09, 2332 10, 2332 11, 2332 12, 2332 13, Arboricultural Impact Assessment and Method Statement, Planning Design and Access Statement Reason: To clarify which plans have been approved.
2. Prior to first occupation of the approved new build dwelling, the approved conversion of the existing building ('La Torre') to a single-family dwelling shall be complete with the converted building ready for single family occupation.

Reason: In the interests of residential amenity and with reference to the conclusions of the appeal decision letter dated 31 July 2023 reference APP/U2235/W/22/33045

1. (4) The materials to be used in the development hereby approved shall be as indicated in the approved Design and Access Statement. The materials shall be permanently retained thereafter.

Reason: To ensure a satisfactory appearance to the development.

1. (5) The new build dwelling hereby approved shall not commence above slab level until details of how decentralised and renewable or low-carbon sources of energy will be incorporated into the development hereby approved to provide at least 10% of total annual energy requirements of the development, have been submitted to and approved in writing by the local planning authority. The approved details shall be installed prior to first occupation of the new build dwelling hereby approved and retained and maintained thereafter.

Reason: To ensure an energy efficient form of development.

1. Prior to the first occupation of the relevant dwelling hereby approved ((i) conversion and (ii) new build), facilities for (a) the storage and screening of refuse bins, and (b) the collection of refuse bins, and (c) secure bicycle storage for the dwelling to be occupied shall be in place that are in accordance with details that have previously been submitted to and approved by the Local Planning Authority. These details will be retained and maintained as such thereafter.

Reason: In the interests of amenity, to promote sustainable travel choices and the reduction of CO2 emissions.

1. Prior to the first occupation of the relevant dwelling hereby approved ((i) conversion and (ii) new build), a scheme for the enhancement of biodiversity on the dwelling to be occupied and external areas of the plot shall have been implemented that is in accordance with details that have previously been submitted to and approved in writing by the Local Planning Authority. The scheme shall consist of the enhancement of biodiversity through integrated methods into the design and appearance of the buildings by means such as swift bricks, bat tube or bricks and measures such as bug hotels in the open areas of the site. All features shall be retained and maintained permanently thereafter. Reason: To enhance the ecology and biodiversity on the site in the future.
2. Prior to the first occupation of the relevant dwelling hereby approved ((i) conversion and (ii) new build), landscaping shall be in place for the dwelling to be occupied that is in accordance with details that have previously been submitted to and approved in writing by the local planning authority. The landscaping shall a) show all existing trees, hedges and blocks of landscaping on, and immediately adjacent to, the site and indicate whether they are to be retained or removed. b) be designed in accordance with the principles of the Council's Landscape Guidelines (Maidstone Landscape Character Assessment Supplement 2012). c) include a detailed planting plan and planting specification (species, quantities, spacing and maturity) including - emphasis on greening and screening of the site frontage - a suitable tree to the site frontage to adequately compensate for the loss of the hornbeam tree, - a traditional native double staggered hedgerow across the front boundary - measures to reduce the current areas of hard surfacing and maximise soft landscaping d) include a programme of implementation. e) include a long-term [10] year management plan. Reason: In the interests of landscape, visual impact, and amenity of the area and to ensure a satisfactory appearance to the development.
3. Any trees or plants, which, within a period of 10 years from the completion of the development die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of same size and species.

Reason: In the interests of landscape, visual impact, and amenity of the area and to ensure a satisfactory appearance to the development.

1. Prior to first occupation of the relevant dwelling the parking/turning areas shown on the approved plans shall be complete and available for occupiers and shall thereafter be kept available for such use. No development, whether permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order, with or without modification) or not, shall be carried out on the areas indicated or in such a position as to preclude vehicular access to them.

Reason: Development without adequate parking/turning provision is likely to lead to parking inconvenient to other road users and in the interests of road safety.

1. Upon completion of the two approved dwellings, no further development, whether permitted by Classes A, B, C or D of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order) or not, shall be carried out.

Reason: In the interests of the amenities of the area.

1. Prior to first occupation of the two dwellings hereby approved the upper floor windows to the side elevations of the dwelling to be occupied shall be obscured glazed (Pilkington level 3 or above) and non-openable below a height of 1.7 metres from internal finished floor level and retained as such for the lifetime of the development.

Reason: In the interests of residential amenity.

1. No development including site clearance shall take place until tree protection is in place for all trees both within the red line application site boundary, and within falling distance of the red line application site boundary. The tree protection shall be in accordance with BS 5837 and maintained until all equipment, machinery and any surplus materials have been removed from the site. All trees to be retained must be protected by barriers and/or ground protection. No equipment, plant, machinery or materials shall be brought onto the site prior to the erection of approved barriers and/or ground protection except to carry out pre commencement operations approved in writing by the local planning authority. Nothing shall be stored or placed, nor fires lit, within any of the protected areas. No alterations shall be made to the siting of barriers and/or ground protection, nor ground levels changed, nor excavations made within these areas without the written consent of the local planning authority. Reason: In the interests of landscape, visual impact and amenity of the area and to ensure a satisfactory appearance to the development.

Informative(s):

1. The proposed development is CIL liable. The Council adopted a Community Infrastructure Levy on 25th October 2017 and began charging on all CIL liable applications approved on and from 1st October 2018. The actual amount of CIL can only be confirmed once all the relevant forms have been submitted and relevant details have been assessed and approved. Any relief claimed will be assessed at the time planning permission is granted or shortly after.

The Council’s approach to this application: In accordance with paragraph 38 of the National Planning Policy Framework (2023),the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and creative way by offering a pre-application advice service, where possible, suggesting solutions to secure a successful outcome and as appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

In this instance the application was considered by the Planning Committee where the applicant had the opportunity to speak to the Committee and promote the application. If your decision includes conditions that need to be discharged, please be advised that there is a separate application process to discharge them which includes a fee. For more information on this please visit https://www.planningportal.co.uk/info/200126/applications/60/consent\_types/12 and to submit an application for approval of details (discharge conditions) please use this link https://www.planningportal.co.uk/applications

23/501761/LBC 1 Abbey Gate Cottages Boarley Lane Sandling Maidstone Kent ME14 3BT

Demolition of the rear garden wall. Installation of a picket fence, arched pergola to front with entrance gate. Replacement of internal staircase. (Works Completed).

Comment:Boxley Parish Council object to this application for the following reasons:

1. This work was refused in a planning application submitted in 2021 (21/506824/FULL). The applicant carried out the work even though planning permission had been refused and is now applying for retrospective planning permission. This sets a dangerous precedent.

2. The reasons for the 2021 refusal still stand and should be taken into consideration for this application.

If the Case officer is minded to approval, Boxley Parish Council would like this application determined by the Planning Committee

**The Council hereby GRANTS permission/consent** for the proposal referred to above. Please note you must comply with all the conditions attached to this consent; otherwise the consent may not be valid and any works may be unauthorised.

**Item 13. Reisdents Concerns**

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None on this Agenda

**Item 14. Sandling**

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No update for this Agenda.

**Item 19. Enforcement/CIL**

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No CIL received.

**Item 10.** **Task List December 2023**

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|  | **Date** | **Parish Area** | **Road** | **Description** | **Current Status** |
| 1. | 13/11/23 | Walderslade | Impton Lane | Clerk asked to write to East Kent recycling to ask them to stop using Impton Lane to store their skips and trailers. Clerk also to contact Environment Agency about this. | Letter sent 6/12/23 |
| 2. | 13/11/23 | Walderslade | Restricted byway off Impton Lane | Clerk to contact Footpaths Officer about installing a motorbike inhibitor. | Request made |
| 3. | 13/11/23 | Weavering | Path adjacent to Weavering village hall | Resident had reported path as being unlevel and hard to navigate. Clerk to ask Parish Caretaker to investigate and see if this was something he could fix. | Verbal update to be given at the meeting. |
| 4. | 13/11/23 | South | Boxley Road | Add the installation of signs warning how narrow The Street in Boxley village gets at the Penenden Heath roundabout before vehicles turn into Boxley Road. | Added to HIP |
| 5. | 9/10/23 | Grove Green | Various | Bicycle rack provision in Grove Green. Clerk asked to contact Tescos to enquire why there is no provision for bicycle racks at the store. | No further update for this Agenda |
| 6. | 9/10/23 | Walderslade | Autumn Glade | Clerk asked to add parking to the next Environment Committee meeting for discussion. | Clerk has contacted the resident to see if their report is ready for this Agenda or if they wish to defer until the December meeting. No response received. |
|  | 9/10/23 | All | All | Joint Highways group with other parishes. Clerk asked to contact to obtain more information. | Email received from a Bearsted Councillor on 16/10 and circulated. Cllr Hinder has been in contact. |
|  | 10/7/23 | North | Yew Tree Cottage footpath | Accept quotation for motorbike inhibitor and fence | Works completed and Bike inhibitors and fence installed. |