



# BOXLEY PARISH COUNCIL

www.boxleyparishcouncil.org.uk

Clerk – Mrs Pauline Bowdery  
Assistant Clerk – Mrs Melanie Fooks  
Tel – 01634 861237

Beechen Hall  
Wildfell Close  
Walderslade  
Chatham  
Kent ME5 9RU

E-mail – bowdery@boxleyparishcouncil.org.uk

**To All Members of the Council, press and the public.**

3 June 2013

There will be a meeting of the **Environment Committee** on **Monday 10 June 2013** at **Beechen Hall, Wildfell Close, Walderslade** commencing at 7.30 pm when it is proposed to transact the following business;

1. **Apologies and absences** (7.30)  
To receive and accept apologies for absence.
2. **Declaration of Interest or Lobbying.** (7.31)  
Members are required to declare any interests, requests for dispensation, lobbying or changes to the Register of Interests.
3. **Minutes of the Meeting of 20 May 2013.** (7:32)  
To consider the minutes (previously circulated) of the meetings and if in order to sign as a true record.
4. **Matters Arising From Minutes.** (7.35)
  - 4.1 Minute 2525/4.1 Maidstone Studios, a verbal update will be supplied at the meeting.
  - 4.2 Minute 2525/4.2 Quad bikes, confirmation of cost is awaited from MBC and if within the agreed budget the work will be authorised.
  - 4.3 Minute 2520/12 Community Infrastructure Levy; Cllr Wendy Hinder to take the issue up with Maidstone Area KALC if the requested item did not appear on the next agenda.
  - 4.4 Minute 2526/6.1 MBC Planning Committee, response to the Freedom of Information request attached (page 3).

**To adjourn to allow members of the public to address the meeting.** (7.43)

5. **Planning Applications and Appeals for Consideration.** (7.53)
  - 5.1 See attached list (page 3-4).
  - 5.2 MBC Planning Committee attendance rota enclosed for committee members.
  - 5.3 MA/12/2314 NEXT application, see report (page 4-5).
6. **Planning Applications and Appeals Decisions** (8.05)  
To receive details of any information received.
7. **Neighbourhood Development Plans.** (8.07)
  - 7.1 Neighbourhood Area: To receive an update on the current situation, see report (page 5).
  - 7.2 Parish Audit: To receive an update on the current situation, see report (page 5).
8. **Maidstone Borough Local Plan.** (8.17)
  - 8.1 To receive an update on how information will be collated and supplied to meetings, see report (page 5).
  - 8.2 Strategic Housing Land Availability Assessment (SHLAA) and Strategic Economic Development Land Availability Assessment (SEDLAA) see report (page 5).

9. **Volunteer Groups.** (8.22)  
To receive reports on the various groups.
10. **Highways and Byways.** (8.28)  
To consider any issues raised by Councillors or the residents, see report (page 5).
11. **Policy and procedures review.** (8.35)  
11.1 BPC Planning information leaflet: a revised version is enclosed for committee members and can be provided on request to other members.  
11.2 Laminated planning information: are they still fit for purpose?
12. **Matters for information.** (8.40)  
12.1 Overhead Tower Line Refurbishment, see report (page 6).
13. **Next Meeting.** (8.42)  
Next full environment meeting 8 July 2013 at Beechen Hall commencing at 7.30 p.m.  
Items for the agenda must be with the parish office no later than 30 June 2013.
- In view of the confidential nature (personal details and data) on the Enforcement item about to be transacted, it is advisable that the public and press will be excluded from the meeting for the duration of or part of the item.
14. **Enforcement and Section 106 updates from MBC.** (8.43)  
To consider, if any received, confidential updates.

Pauline Bowdery  
Clerk to Boxley Parish Council.

In accordance with policy the meeting should close no later than 9.30 pm but the Chairman has devolved powers to extend it by 30 minutes.

Items to be returned to agenda: Minute 2492/4.2 (10/12/12) PRow Round Wood valley, return to agenda December 2013.

## REPORTS ATTACHED TO ENVIRONMENT COMMITTEE AGENDA 10 JUNE 2013.

**Members are reminded that the Chairman will assume that these papers have been read prior to the meeting.**

**Item 4. Matters arising from minutes.** *Purpose of report: information and if required identification of further action.*

### 4.4 Response to FoI request.

Dear Ms Bowdery

### FREEDOM OF INFORMATION ACT REQUEST

I write to you following your e-mail of 26 April 2013 and your telephone call of last week with Peter Hockney requesting information under the Freedom of Information Act 2000. The request relates to Details of the additional cost incurred by MBC due to the referral of MA/12/1629 Hillah, Cossington Road, Boxley to the MBC planning committee.

Unfortunately, the Council does not hold records of the costs of determining each individual planning application. However, there was some work done in 2008/2009 on the average additional cost of sending a planning application to planning committee as opposed to determining the application under delegated powers. The average additional cost of determining an application came out at £1172.66.

I hope this information is of assistance to you.

If you have any queries about this letter please contact me. Please remember to quote the reference above in any future communications.

**Item 5 Planning Applications.** *Purpose of report: To consider planning applications. Members' are reminded to consider possible section 106 requests or to suggest any conditions.*

#### Item 5.1

MA/13/0509 Erection of a detached garage/garden shed storage building at The Oaks, Westfield Sole Road, ME14 3EH. 20/06/13.

MA/12/1631 – Demolition of existing dwelling and erection of replacement four bedroom detached chalet bungalow with car parking and basement (amendments to MA/12/1631) at Hillview, Old Lidsing Road, Lidsing, Gillingham, Kent, ME7 3NH. 17/06/13.

KCC/MA/0132/2013 – Proposed construction of 6 classroom extensions, hall extension, internal alterations and the provision of 16 additional car parking spaces, a grass-crete access road to the side and rear of the school and additional hard play space at St Johns

C of E Primary School, Provender Way, Weaving, Maidstone, Kent, ME14 5TZ. Paper plans not supplied, previous plans from MBC were 'wish to be approved'. 12/06/13

**Item 5.3.** NEXT planning application.

*Clerk's comment: Environment Committee members were notified of the application going to the MBC Planning Committee on 6 June 2013. The following are the reasons for the planning officer's recommendation for refusal. These are brought to the attention of the committee for two reasons*

- a) *It indicates the strength of the interim approval of the planning policy relating to Newnham Park and the outlying housing developments.*
- b) *The Environment Committee has, for any development at Newnham Park, requested no 'off the peg' designs and MBC has now identified what it finds unacceptable (see 3.) for this type of site which members may find helpful in the future.*

### **RECOMMENDATION**

REFUSE PLANNING PERMISSION for the following reasons:

1. In the opinion of the local planning authority, the applicants have not satisfactorily demonstrated sufficient flexibility in coming to the conclusion that there are no more sequentially preferable sites for the proposed development or better located out of centre sites. It is therefore considered that the sequential test as set out at paragraph 25 of the National Planning Policy Framework 2012 and Policy R2 of the Maidstone Borough-wide Local Plan 2000 has not been met. To permit the development would therefore be contrary to the advice at paragraph 27 of the National Planning Policy Framework 2012 and Policy R2 of the Maidstone Borough-wide Local Plan 2000.
2. The proposed development in cumulation with the proposed retail development at Newnham Court would in the opinion of the local planning authority, have a significant adverse impact on the vitality and viability of Maidstone Town Centre. It is therefore considered that the proposed development would fail the impact test as set out at paragraph 26 of the National Planning Policy Framework 2012. To permit the development would therefore be contrary to the advice at paragraph 27 of the National Planning Policy Framework 2012 and Policy R3 of the Maidstone Borough-wide Local Plan 2000.
3. The proposed building is considered to be of poor design. The prominent and exposed siting and overall height and mass of the building, together with the largely unrelieved north, east and west elevations, would introduce a visually intrusive and discordant feature that would be harmful to the character and visual amenity of the area and which would not be successfully integrated into the existing natural and built environment of the area. To permit the development therefore would be contrary to the advice in paragraphs 58, 61 and 64 of the National Planning Policy Framework 2012.
4. Granting permission for a Class A1 retail unit on this site would result in the loss of a well located, sustainable and designated employment site with an extant permission for Grade A Class B1 office development. In the opinion of the local planning authority to permit the development in advance of the completion of a review of such sites as required by paragraph 22 of the National Planning Policy Framework would be premature.

Note to applicant

In accordance with paragraphs 186 and 187 of the NPPF, Maidstone Borough Council (MBC) takes a positive and proactive approach to development proposals focused on solutions. MBC works with applicants/agents in a positive and proactive manner by:

Offering a pre-application advice and duty desk service. Where possible, suggesting solutions to secure a successful outcome. As appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

In this instance:

- The application was considered to be fundamentally contrary to the provisions of the Development Plan and the National Planning Policy Framework, and there were not considered to be any solutions to resolve this conflict.
- Minor changes to the proposals were made during consideration of the application but these were not considered to address the fundamental objections relating to the Development Plan and the national Planning Policy Framework.
- The applicant was given an opportunity to address the Planning Committee and promote the development.

**Item 7 Neighbourhood Development Plans.** *Purpose of report: Discussion and if required identification of further action.*

- 7.1 The Neighbourhood Area consultation runs from 10 June to 23 July 2013. MBC then decides whether to accept the proposed area.
- 7.2 The Draft Parish Audit has been publicised and comments are invited with a deadline for response being identified as 2 July 2013. On 29/5/13 electronic copies were supplied to MBC and members (paper copies going to members not on e-mail). See Item 8.2 below.

**Item 8 Maidstone Borough Local Plan (MBLP).** *Purpose of report: Discussion and if required identification of further action.*

- 8.1 Clerk's briefing on how information will be collated, stored and supplied to members: First please note the name change from Core Strategy back to Maidstone Borough Local Plan. The MBLP is split into numerous compartments; Supplementary Planning Documents (SDPs), policies etc. and so the work by the office and Environment Committee will mirror these splits. Where possible each SDP etc. will have its own folder and will have a separate item on the agenda. Whilst there will be some cross-over between the work when this happens the office will attempt to highlight it. Briefing notes will be produced for meetings and members and relevant information may be e-mailed onto committee members. The office is happy to produce a paper copy on request.
- A general folder will also be kept for other information.
- 8.2 Strategic Housing Land Availability Assessment (SHLAA) and Strategic Economic Development Land Availability Assessment (SEDLAA). At the MBC meeting on 21 May when the parish council's preliminary views were sought two extra sites were identified and members were consulted by e-mail on possible responses and the sites were added to the draft Parish Audit. See item 7.2 above. MBC received written confirmation of the preliminary views. The parish council now awaits the formal consultation later this year.
- Cllr Harwood has copied to the parish office an e-mail containing his key observations on the SHLAA.

**Item 10 Highways and Byeways.** *Purpose of report: information and decisions.*

Vegetation clearance on public rights of way in West Kent for 2013. KCC PRoW & access service has notified the parish council that the vegetation clearance programme will be operating "a schedule that is 60% fixed and 40% reactive". A copy of the letter explaining this is enclosed for committee members (available to other members and the public on request).

**Item 11 Matters for information.** *Purpose of report: information and decisions.*

- 11.1 Overhead Tower Line Refurbishment. Babcock International Group has written to the Council informing us of their scheduled works for refurbishment of overhead power lines across land within the parish. All land owners have been written to and the works are scheduled to take place between 22 July 2013 and 5 August 2013.